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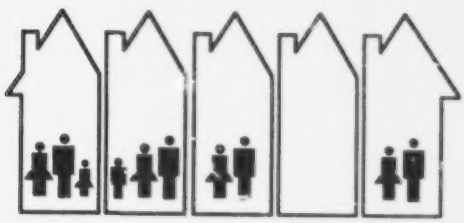

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Vacancy Rates, Homeownership Rates and Characteristics of Housing: Annual Statistics 1989

INTRODUCTION

This report provides statistics on occupied and vacant housing units for the year 1989 and for selected years from 1960 to 1988. The 1989 data reflect new edit procedures implemented in the Housing Vacancy Survey (HVS). These new procedures will improve the quality of the data, and have a minimal effect on vacancy rates, inventory estimates, and homeownership rates. For a further explanation see the section on Source and Accuracy of Estimates page 10.

In this report, annual statistics are presented on vacancy rates in the total housing inventory, the total rental inventory, the total homeowner inventory, for the 26 largest metropolitan areas, and for subclasses of rental and homeowner units that have common characteristics. Annual average estimates of the total housing inventory are presented as well as homeownership rates for occupied housing units. Percent distributions on housing characteristics are shown separately for vacant for-rent and vacant for-sale-only units. Cross-tabulations of data are shown for most of the characteristics.

The statistics in this report are based on data collected in two different sample surveys conducted by the Department of Commerce's Census Bureau. Estimates and characteristics of vacant housing units as well as estimates of occupied housing are based on data obtained in the monthly Current Population Survey. Characteristics of occupied housing units are based on data obtained in the American Housing Survey. A more complete description of the surveys is presented in the section "Source and Accuracy of Estimates."

Statistics on vacant units and limited information on occupied housing are available for years prior to 1989 in Series H-111 annual reports. Nos. 43, 51, 55, 59, 63, and 71-5 through 88-5.

SUMMARY OF FINDINGS

Vacancy Rates in Rental and Homeowner Housing

National vacancy rates in 1989 were 7.1 percent (7.1 ± 0.2) in rental housing and 1.6 percent (1.6 ± 0.1) in homeowner housing. The rental vacancy rate was significantly lower than the rates in 1988, 1987, and 1986. From 1981 to 1988, rental vacancy rates increased or remained stable from one year to the next. The decrease in the rate between 1988 and 1989 was the first time there has been a significant year-to- year decrease since the 1980 to 81 period. The homeowner vacancy rate remained about the same as it has been since 1986, although it was statistically lower than the peak rate of 1.7 percent in the 1984 to 85 period.

The 1989 rental vacancy rate was higher in central cities of metropolitan areas, 7.9 percent, than it was in the suburbs, 6.3 percent, or outside MSA's, 6.6 percent. The rates in central cities, in the suburbs, and outside MSA's were all lower than they were in 1988, with the rental vacancy rate outside MSA's being lower than at any time since new MSA boundaries were defined in 1986.

Homeowner vacancy rates in 1989 did not change significantly from their 1988 levels inside or outside MSA's, or in or out of central cities. However, the rate outside MSA's remained lower than it was in either 1986 or 1987.

The rental vacancy rate for 1989 in the Northeast and Midwest did not differ significantly from 1988. The rate in the West was lower than in 1988, while the rental vacancy rate in the South appears to be on a downward trend as it is lower than both the 1987 rate of 10.9 percent and the 1986 rate of 10.1 percent. Despite this downward trend, the South continued to have the highest rental vacancy rate at 9.1 percent, while the Northeast remained the lowest at 4.7 percent.

The homeowner vacancy rate declined for the second year in a row in the West, from 1.8 percent in 1987, to 1.6 percent in 1988 to 1.4 percent in 1989. The homeowner vacancy rates in the other regions did not significantly change from their 1988 levels. The homeowner vacancy rate in 1989 was lowest in the Midwest at 1.3 percent. The South, as it did for rental housing, had the highest homeowner vacancy rate at 2.0 percent (table 1).

Rental and homeowner vacancy rates were different for different types of units. For example, the vacancy rate for the smaller rental units, those with 3 rooms or less was higher at 9.8 percent than it was for the largest rental units, those with 6 rooms or more, at 3.3 percent. Similarly, single-family homes had a significantly lower rental vacancy rate than apartments (units in buildings with 5 units or more), 3.5 percent vs. 10.2 percent. However, there was no significant difference in rental vacancy rates between newer rental housing, built in 1970 or later, and the oldest rental housing, built in 1939 or earlier (table 3).

A similar vacancy rate pattern existed for homeowner housing. The vacancy rate for smaller units at 9.0 percent

was higher than that for the largest units at only 1.1 percent. Single-family homes had a homeowner vacancy rate of only 1.3 percent while apartment units were at 9.8 percent. Finally, as for rental housing, there was no significant difference in homeowner vacancy rates between the newest and oldest units (table 3).

Vacancy Rates and Vacant Housing Unit Characteristics

Vacant for-rent units.

Of the vacant for-rent units in 1989, the majority (60 percent) were in apartment buildings (structures with 5 or more units) while only 16 percent were one-family homes (table 8). Most vacant for rent units tended to be smaller with 88 percent having 2 bedrooms or less and only 12 percent having 3 or more bedrooms. Forty-two percent of these units had 3 rooms or less while 23 percent had 5 rooms or more (table 8). There were more newer units available for rent than older units, 43 percent built 1970 or later vs. 23 percent built 1939 or earlier.

The median monthly rent asked for vacant for-rent units was $358 in 1989 up from $343 in 1988 (table 8). Approximately 24 percent of the vacant-for-rent units had an asking rent of less than $250, 50 percent were asking rents of $250 to $499, and 27 percent had an asking rent of over $500. For 18 percent of the vacant rental units, the monthly rent asked included the cost of all utilities and fuels (table 12).

Of the vacant for-rent units in 1989, 5 percent had been vacant 2 years or longer, about the same as were vacant this long in 1988. About 48 percent were vacant for less than 2 months, up from 44 percent in 1988. Table 14 shows that of the vacant rental units on the market less than 1 month, 23 percent were built in 1980 or later, and 19 percent were built in 1939 or earlier. Of the vacant rental units on the market 2 years or longer, 21 percent were built in 1980 or later and 32 percent were built in 1939 or earlier.

Vacant for-sale-only units.

Of the vacant for-sale-only units in 1989, larger units predominated with 43 percent having 6 rooms or more, about the same as in 1988, while 12 percent had 3 rooms or less, up slightly from 9 percent in 1988 (table 9).

Approximately 74 percent of the vacant for-sale units in table 9 were 1-family homes, but they had a vacancy rate in table 3 of only 1.3 percent; while apartments (units in buildings with 5 units or more) represented 21 percent of the vacant units for sale, 9.8 percent (table 3). Twenty-eight percent of the homeowner units were built in 1980 or later, while 23 percent were built in 1939 or earlier (table 9).

The median asking price for vacant for-sale units was $59,500 in 1989 (table 9) about the same as the $59,700 asking price in 1988. Approximately 11 percent of the structures for sale in 1989 had not been previously occupied (table 17).

Of the vacant-for-sale units in 1989, 9 percent had been vacant less than 1 month, and 13 percent had been vacant 2 years or more (table 19). Table 19 also shows that of the homeowner units vacant less than 1 month, 32 percent were built in 1980 or later and 16 percent were built in 1939 or earlier. Of the homeowner units on the market 2 years or more, 13 percent were built in 1980 or later, and 44 percent were built in 1939 or earlier.

Occupancy and Vacancy Rates

The percentage of all housing units that are vacant for-rent and the percentage vacant for-sale (table 4) do not show any smaller vacancy supply than that indicated by the rental and homeowner vacancy rates (tables A and 1); they merely reflect different bases, as shown in table 5. See page 6 of the Definitions and Explanations section.

Estimates of the Total Housing Inventory

There were an estimated 105.0 million housing units in the United States in 1989; about 1.3 million more units than in 1988. All of the inventory increase came from occupied units as they went from 92.0 million in 1988 to 93.5 million in 1989. Of the 11.5 million vacant housing units, 8.5 million were for year-round use while 3.0 million were intended for seasonal use. Approximately 2.6 million of the year-round vacants were for rent, 1.0 million for sale only and the remaining 4.9 million held off the market for a variety of reasons (table 6).

Tenure of Occupied Housing Units

During 1989, about 63.9 percent (63.9 $\pm$ 0.2) of all occupied units in the United States were occupied by their owners. The 1989 homeownership rate was not significantly different from the rate in 1988 (table 7).

Homeownership was less prevalent in metropolitan areas than outside these areas. Inside MSA's the owner occupancy rate was 61.3 percent; whereas outside these areas the rate was 72.8 percent. In central cities of MSA's, 48.7 percent of the units were occupied by their owners, whereas, in the suburbs of MSA's 70.2 percent of all occupied units were owner occupied.

Among the regions, homeownership was highest in the Midwest and lowest in the West. The homeownership rates for the four regions were as follows: Northeast, 62.0 percent; Midwest, 67.7 percent; South, 65.9 percent; and West, 57.8 percent. These rates were not significantly different than in 1988.

Figure 2. **Percent Distribution of Total Housing Inventory: 1989**

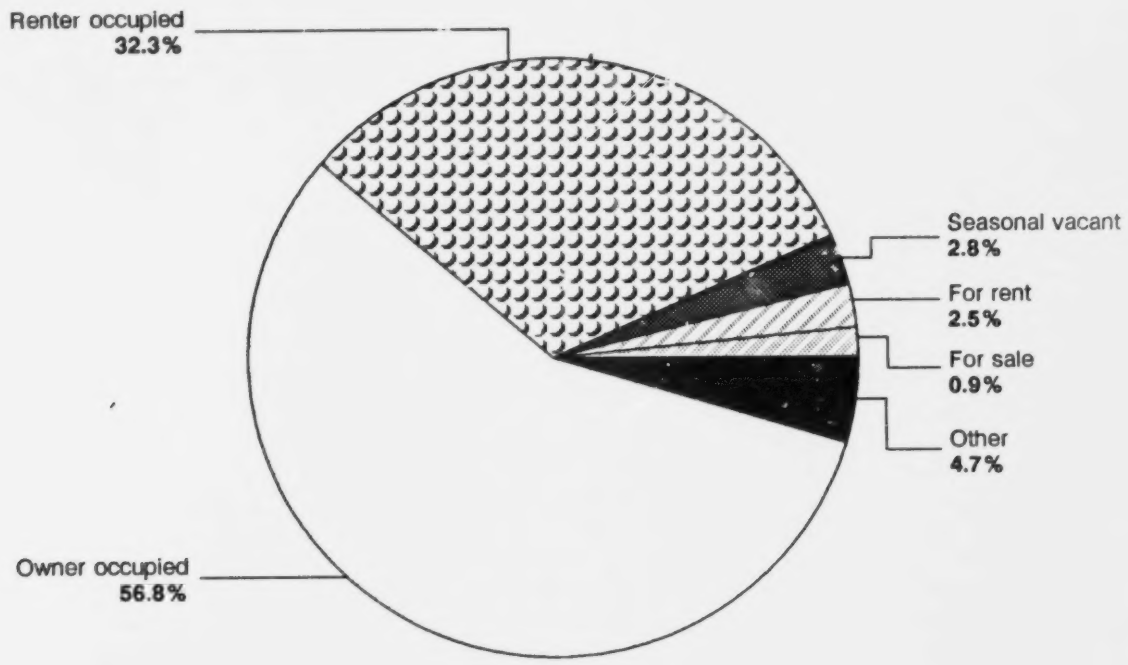


Figure 3. **Homeownership and Rental Occupancy Rates, by Region: 1989**

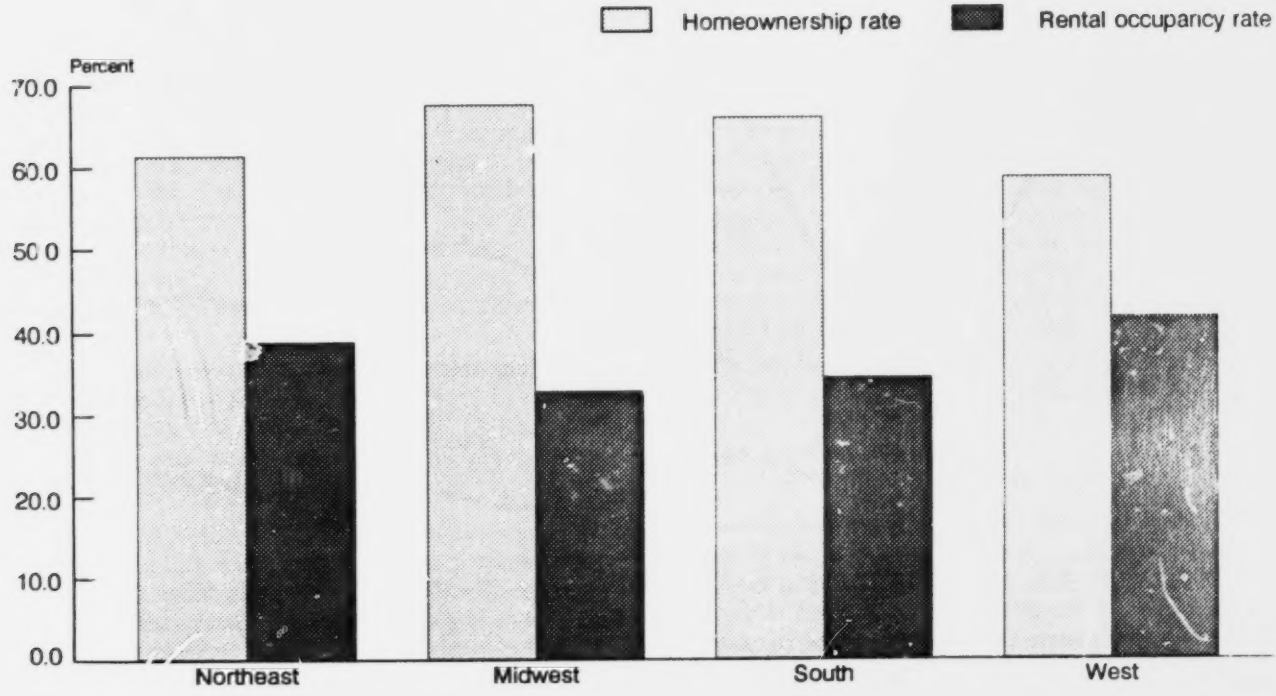
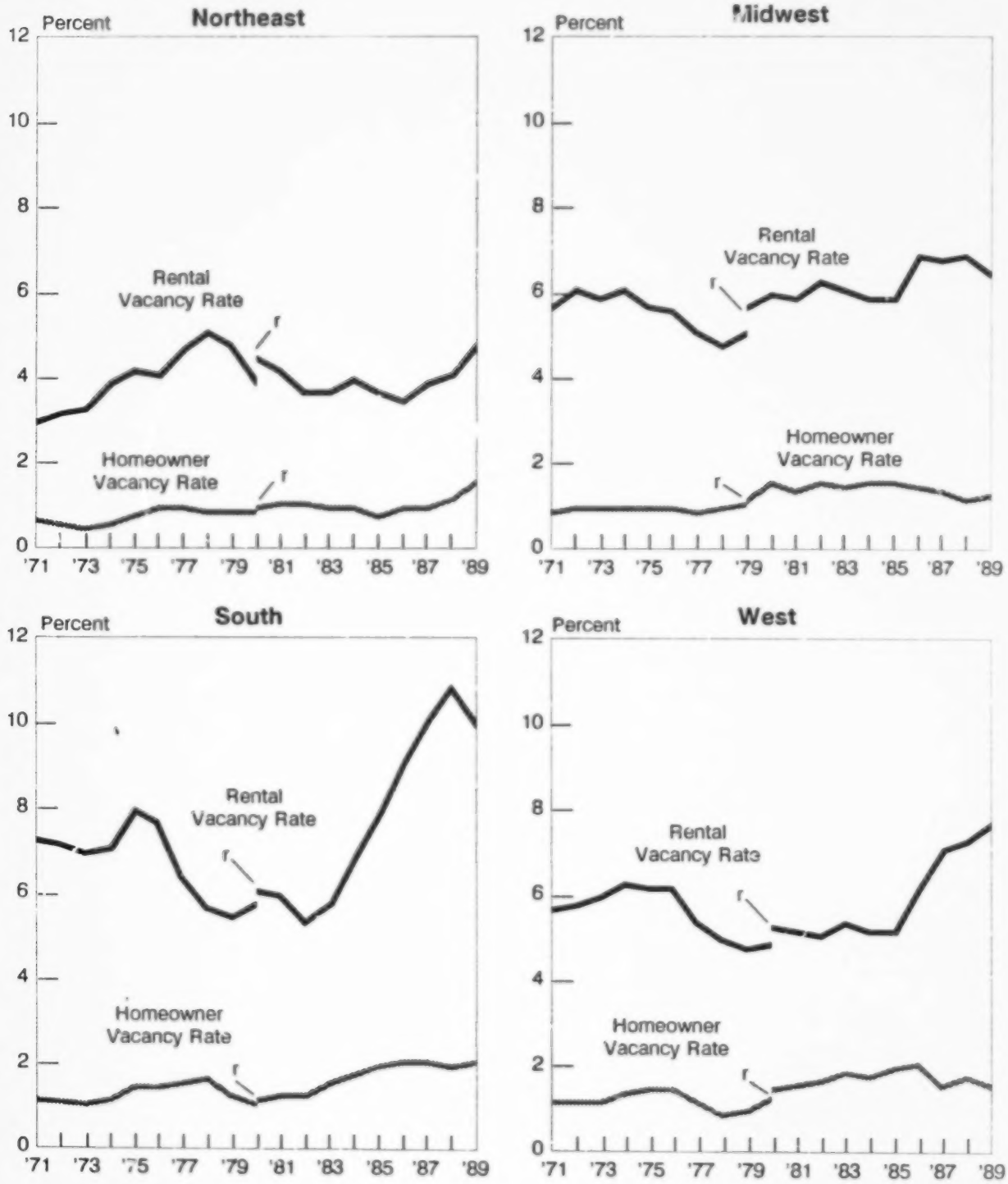


Figure 4. **Rental and Homeowner Vacancy Rates for the Four Regions: 1971 to 1989**



r Revised rates; see section on Source and Accuracy of Estimates.

Definitions and Explanations

Metropolitan Statistical Areas. Standard definitions of metropolitan statistical areas (MSA's) are issued by the Office of Management and Budget (OMB) to be used in the presentation of statistics by agencies of the Federal Government. OMB establishes the geographic definition of each area following detailed technical criteria developed with the advice of the Federal Committee on Metropolitan Statistical Areas, which is composed of representatives of the major Federal statistical agencies.

The general concept of a metropolitan statistical area is that of a population nucleus of 50,000 and over, generally consisting of a city and its immediate suburbs, together with adjacent communities having a high degree of economic and social integration with that nucleus. MSA's are defined in terms of counties the smallest geographic units for which a wide range of statistical data can be obtained. In New England, however, the definitions are in terms of cities and towns, because these subcounty units are of great local significance and considerable data are available for them.

By the current standards, an area qualifies for recognition as an MSA in one of two ways - if there is a city of at least 50,000 population, or a Census Bureau defined urbanized area of at least 50,000 with a total metropolitan population of at least 100,000 (75,000 in New England). In addition to the county containing the main city, an MSA also includes additional counties having strong economic and social ties to the central county, determined chiefly by the extent of the Census Bureau urbanized area and census data on commuting to work. New England MSA's are defined in terms of a core area and related cities and towns. A metropolitan statistical area may contain more than one city of 50,000 population and may cross State lines.

If an MSA has more than 1 million population and meets certain other specified requirements, it is termed a consolidated metropolitan statistical area (CMSA), consisting of major components recognized as primary metropolitan statistical areas (PMSA's).

Housing Unit. A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with other persons in the structure and which have direct access from the outside of the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants wherever possible. If the information cannot be obtained, the criteria are applied to the previous occupants. Tents, boats and year-round mobile homes or trailers are excluded if vacant, used for business, or used for extra sleeping space or vacations. Vacant seasonal/migratory mobile homes are included in the count of vacant seasonal/migratory housing units.

Living quarters of the following types are excluded from the housing unit inventory: Dormitories, bunkhouses, and barracks; quarters in predominantly transient hotels, motels, and the like, except those occupied by persons who consider the hotel their usual place of residence; quarters in institutions, general hospitals, and military installations except those occupied by staff members or resident employees who have separate living arrangements.

Occupied Housing Units. A housing unit is occupied if a person or group of persons is living in it at the time of the interview or if the occupants are only temporarily absent, as for example, on vacation. The persons living in the unit must consider it their usual place of residence or have no usual place of residence elsewhere. The count of occupied housing units is the same as the count of households.

Units Occupied by Persons With Usual Residence Elsewhere. A housing unit which is occupied temporarily by persons who usually live elsewhere is interviewed as a vacant unit provided that a usual place of residence is held for the household which is not offered for rent or for sale. For example, a beach cottage occupied at the time of the interview by a family which has a usual place of residence in the city is included in the count of vacant units. Their house in the city would be reported "occupied" and would be included in the count of occupied units since the occupants are only temporarily absent.

Units occupied by persons with usual residence elsewhere (URE) are further classified as seasonal vacants or year round vacants. Seasonal URE's are included with all seasonal vacants. Year-round URE's are tabulated in the category Held Off Market, URE.

Vacant Housing Units. A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere.

New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable

floors are in place. Vacant units are excluded if they are exposed to the elements, that is, if the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned. Also excluded are quarters being used entirely for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products.

Vacant sleeping rooms in lodging houses, transient accommodations, barracks, and other quarters not defined as housing units are not included in the statistics in this report. (See section on "Housing Unit.")

Year-round Vacant Units. Year-round units are those intended for occupancy at any time of the year, even though they may not be in use the year round. In resort areas, a housing unit which is usually occupied on a year-round basis is considered a year-round unit. As indicated above, year-round units temporarily occupied by persons with usual residence elsewhere are included with year-round vacant units.

Year-round vacant units are classified in the following categories:

Vacant units for rent. This group consists of vacant units offered for rent and those offered both for rent and sale.

Vacant units for sale only. This group is limited to units for sale only; it excludes units both for rent and sale.

If a unit was located in a multiunit structure which was for sale as an entire structure and if the unit was not for rent, it was reported as "held off market." However, if the individual unit was intended to be occupied by the new owner, it was reported as "for sale."

Vacant units rented or sold. This group consists of year-round vacant units which have been rented or sold but the new renters or owners have not moved in as of the day of interview.

Vacant units held off the market. Included in this category are year-round units which were vacant for reasons other than those mentioned above: For example, held for occupancy of a caretaker, janitor, and the like; held for settlement of an estate; held for personal reasons of the owner; and temporarily occupied by persons who have a usual place of residence elsewhere.

Seasonal Vacant Units. Seasonal housing units are those intended for occupancy only during certain seasons of the year and are found primarily in resort areas. Housing units held for occupancy by migratory labor employed in farm work during the crop season are tabulated as seasonal. As of the first quarter 1986 vacant seasonal mobile homes are being counted as a part of the seasonal housing inventory.

Vacancy and Homeownership Rates. In this report several measures are shown for vacant housing units that are on the market for rent or for sale only. Measures are also shown for homeownership rates.

Rental Vacancy Rate. The rental vacancy rate is the proportion of the rental inventory which is vacant for rent. In tables 1 and 2, the rates are computed using the following formula:

$$\text{Rental vacancy rate (tables 1 and 2)} = \frac{\text{Vacant year-round units for rent}}{\text{Renter occupied units} + \text{Vacant year-round units rented but awaiting occupancy} + \text{Vacant year-round units for rent}}$$

Rental Vacancy Rates for Vacant Units With All Plumbing Facilities. The rental vacancy rates for vacant units with all plumbing facilities in table 3 are shown as a percent of the total rental units and are computed using the following formula:

$$\text{Rental vacancy rate with all plumbing facilities (table 2)} = \frac{\text{Vacant year-round units with all plumbing facilities for rent}^1}{\text{Renter occupied units} + \text{Vacant year-round units rented but awaiting occupancy} + \text{Vacant year-round units for rent}}$$

Rental Vacancy Rates by Selected Characteristics. The rental vacancy rates shown in table 4 are the percent relationship of the vacant year-round units for rent with a specific characteristic (such as 3-room units) to all rental units with that specific characteristic. Excluded from the denominator are year-round units rented but not yet occupied. The rates are computed as follows:

$$\text{Rental vacancy rate for a specific characteristic (table 3)} = \frac{\text{All vacant year-round units for rent with a specific characteristic}}{\text{All renter occupied and vacant year-round for-rent units with a specific characteristic}}$$

For example, the numerator for the rental vacancy rate for units with 3 rooms is all vacant year-round for rent units with 3 rooms.

The denominator is (1) all renter occupied units with 3 rooms and (2) vacant year-round units for rent with 3 rooms.

Homeowner Vacancy Rate. The homeowner vacancy rate is the proportion of the homeowner inventory which is

[1]Vacant for-rent units lacking plumbing facilities are excluded.

vacant for sale. In tables 1 and 2, the rates are computed using the following formula:

$$\text{Homeowner vacancy rate (tables 1 and 2)} = \frac{\text{Vacant year-round units for sale only}}{\text{Owner occupied units} + \text{Vacant year-round units sold but awaiting occupancy} + \text{Vacant year-round units for sale only}}$$

Homeowner Vacancy Rates for Vacant Units With all Plumbing Facilities. The homeowner vacancy rates for vacant units with all plumbing facilities in table 2 are shown as a percent of the total homeowner units and are computed using the following formula:

$$\text{Homeowner vacancy rate for vacant units with all plumbing facilities (table 2)} = \frac{\text{Vacant year-round units with all plumbing facilities for sale only}^2}{\text{Owner occupied units} + \text{Vacant year-round units sold but awaiting occupancy} + \text{Vacant year-round units for sale only}}$$

Homeowner Vacancy Rates by Selected Characteristics. The homeowner vacancy rates shown in table 3 are the percent relationship of the vacant year-round units for sale with a specific characteristic (such as 3-room units) to all homeowner units with that specific characteristic. Excluded from the denominator are year-round units sold but awaiting occupancy. The rates are computed as follows:

$$\text{Homeowner vacancy rate for a specific characteristic (table 3)} = \frac{\text{All vacant year-round units for sale with a specific characteristics}}{\text{All owner occupied and vacant year-round units for sale with a specific characteristic}}$$

For example, the numerator for the homeowner vacancy rate for units with 3 rooms is all vacant year-round units for sale only with 3 rooms.

The denominator is (1) all owner occupied units with 3 rooms and (2) all vacant year-round units for sale with 3 rooms.

Homeownership Rates. The proportion of households that are owners is termed the homeownership rate. It is computed by dividing the number of households that are owners by the total number of occupied households (tables 6 and 7). The formula is as follows:

$$\text{Homeownership rate} = \frac{\text{Owner households}}{\text{Total occupied households}}$$

[2]Vacant for-sale only units lacking plumbing facilities are excluded.

Other Occupancy and Vacancy Rates. The vacancy and occupancy rates shown in tables 4 and 5 are shown as a percent of all housing units and are computed using the following formula:

$$\text{Rate} = \frac{\text{Type of unit}}{\text{All housing units}}$$

For example, the numerator for the for-rent rate is all year-round vacant units for rent.

The denominator is all housing units.

Tenure. A unit is owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

Number of Rooms. Included in the count of rooms were whole rooms such as living rooms, dining rooms, bedrooms, kitchens, finished basements or attics, recreation rooms, permanently enclosed sun porches which are suitable for year-round use, and lodger's rooms. A partially divided room, such as dinette next to a kitchen or living room was counted as a separate room only if there was a partition from floor to ceiling, but was not counted as a room if the partition consisted solely of shelves or cabinets. Not included in the count of rooms were bathrooms, halls, foyers or vestibules, balconies, closets, alcoves, pantries, strip or pullman kitchens, laundry or furnace rooms, unfinished attics or basements, open porches, sun porches not suited for year-round use, unfinished space used for storage, mobile homes or trailers used only as bedrooms, and offices used only by persons not living in the unit. A room used by the occupants of more than one unit was included with the unit from which it could be most easily reached.

The median number of rooms is the theoretical value which divides the housing units equally, one-half having more rooms and one-half having fewer rooms than the median. In the computation of the median, a continuous distribution was assumed. For example, when the median was in the three-room group, the lower and upper limits were assumed to be 2.5 and 3.5, respectively. Tenths were used in the computation of the median to permit comparisons.

Number of Bedrooms. Rooms used mainly for sleeping, even if used for other purposes, were counted as bedrooms. Also included in the count of bedrooms were rooms reserved for sleeping, such as guest rooms, even though used infrequently. A room used mainly for other purposes, although also used for sleeping, such as a living room with

a hide-away bed, was not counted as a bedroom. A one-room apartment, therefore, was reported as having no bedroom.

Number of Housing Units in Structure. A structure is a separate building which either has open space on all four sides or is separated from other structures by dividing walls that extend from ground to roof. In double houses, row-houses, and houses attached to nonresidential structures, each building is a structure if the common wall between them goes from ground to roof. Sheds and private garages which adjoin houses are not counted as separate structures. In apartment developments, each building with open space on all sides is considered a separate structure. The count of housing units in a structure is the total number of units in the structure, both occupied and vacant units. In the tabulations, occupied mobile homes or trailers, tents, and boats are included in the category one housing unit in structure.

The statistics reflect the number of housing units in the structure in which they are located, rather than the number of residential structures. In the quarterly surveys, data were obtained on the number of housing units in the structure, regardless of the type of structures in which the unit was located.

Year Structure Built. "Year structure built" refers to the date the original construction of the structure was completed, and not to any later remodeling, addition, or conversion. The figures on the number of units built during a given period relate to the number of units in existence at the time of interview. For occupied trailers, "model year" is the year built.

Duration of Vacancy. The length of time a housing unit was vacant was computed from the day the unit became vacant until the day of the interview. The data, therefore, do not provide a direct measure of the total length of time units remain vacant. For newly constructed units, the duration of vacancy represents the time period since the date when the unit was considered a vacant housing unit, that is, when construction had reached the point that all exterior windows and doors were installed and final usable floors were in place. For recently converted or merged units the length of time is reported from the date the conversion or merger was completed. For units temporarily occupied by persons with a usual residence elsewhere, duration of vacancy is the length of time since the last usual residents moved; if the unit was always occupied by persons with usual residence elsewhere the time is reported from the date the unit was originally ready for occupancy.

The time intervals used in the tables represent full months, calculated from a date in the month to the same date the following month. For example, if the unit became vacant on July 29 and was still vacant on the day interviewed, September 20, the time reported would be "1 to 2 months," meaning that the unit had been vacant for more than 1 month but less than 2 months. Or if the unit became vacant on August 25 and was still vacant on September 20, the time reported would be "less than 1 month."

Previous Occupancy. A unit was classified as being "previously occupied" if the unit had ever been occupied or if the unit was occupied by persons with a usual residence elsewhere. If a previously occupied unit had been converted into several housing units, each unit was classified as being previously occupied. Also, housing units that resulted from conversion of nonresidential space or from a merger was reported as being previously occupied. Only vacant newly constructed units were classified as "not previously occupied."

Plumbing Facilities. Housing units "with all facilities" inside the structure consist of those which have: Hot and cold piped water, a flush toilet, and a bathtub or shower, for the exclusive use of the occupants or intended occupants of the unit.

Units "lacking facilities" consist of those which lack one or more of the specified plumbing facilities inside the structure (hot and cold piped water, a flush toilet, and a bathtub or shower) or which lack exclusive use of these facilities.

A housing unit was classified as having hot and cold piped water if a supply of water was available at a sink, wash basin, bathtub or shower even if the hot water was not supplied continuously or if the water was temporarily shut off because the unit was vacant.

Facilities were considered "inside the structure" if they were located within the housing unit or elsewhere in the structure. Facilities are for exclusive use if they are used or intended for use, by only the occupants of one housing unit.

Contract Rent. For renter-occupied units, the contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. For vacant units, rent is the amount asked for the unit at the time of interview; the amount may differ from the rent contracted for when the unit is occupied. Data for contract rent excludes units for which no cash rent is paid.

The median monthly rent is the rent which divides the series into two equal parts, one-half of the units with rents higher than the median and the other half with rents lower than the median. In the computation of the median, a continuous distribution was assumed, and the limits of the class intervals were assumed to stand at the midpoint of the 1-dollar interval between the end of one of the rent groups and the beginning of the next. For example, the

limits of the interval designated $250 to $299 were assumed to be $249.50 and $299.50.

Inclusion of Utilities in Rent. The utilities included in the inquiry were electricity, gas, water, and oil, coal, wood, kerosene, etc. The statistics reflect whether all or some or none of these utilities are provided for in the amount of rent asked at the time of the interview. A unit was classified as having "all utilities included" if the cost of the utilities are included in the rent at no additional cost to the renter or if the utilities would not be used by the renter. A unit was classified as having "some or none included" if all or part of the utilities are to be paid for separately by the renter in addition to the rent asked. Data on the inclusion of utilities are limited to vacant units for which rent is reported. No data on utilities are collected for renter-occupied units.

Value. Value is the respondent's estimate of how much the property would sell for on the current market. For vacant units, value is the sales price asked for the property at the time of the interview and may differ from the price at which the property is sold. The "sales price asked" includes the price of a one-housing-unit structure and the land on which it is located. The "sales price asked" may also include additional structures such as garages, sheds, barns, etc.

In this report, statistics on value for owner-occupied units and vacant for-sale-only units are limited to specified homeowner units which includes all one-housing unit structures located on places of less than 10 acres, without a commercial establishment or medical office on the property and with only one-housing unit on the property. Statistics on value exclude mobile homes or trailers.

The median value or sales price is the amount which divides the series into two equal parts, one-half of the units with values higher than the median and the other half with values lower than the median. The median was computed on the basis of more detailed tabulation groups than are shown in the tables and was rounded to the nearest hundred dollars.

Source and Accuracy of Estimates

SOURCE OF DATA

The estimates presented in this report are based on data obtained from two surveys conducted by the Bureau of the Census. Data concerning vacancy rates and tenure of occupied housing units are from the monthly sample of the Current Population Survey (CPS). Characteristics of occupied housing units are from the American Housing Survey (AHS), formerly the Annual Housing Survey.

CAUTION IN COMPARISON OF 1989 DATA WITH EARLIER PUBLISHED DATA

Beginning in 1989, new edit procedures have been implemented in the Housing Vacancy Survey (HVS) to improve the quality of the data. In summary, these new procedures allocated cases that would have been classified as "not reported" under previous procedures. Research has shown that the new edit procedures have a minimal effect on vacancy rates, inventory estimates, and homeownership rates. Thus, caution should be used when comparing 1989 with earlier data. This completes phase I of the rewriting of the HVS tabulation package. Phase II, which consists of the inclusion of year-round vacant mobile homes as part of the housing inventory and in the calculation of vacancy rates, will be introduced in 1990.

CPS AND AHS DESIGNS

Since the inception of the CPS in 1940, the sample has been redesigned several times to upgrade the quality and reliability of the data and to meet changing data needs. Beginning in April 1984, the current design was phased in through a series of changes that were completed in July 1985. Prior to the redesign, sample cases were selected from the 1970 census frame.

The CPS sample is selected from a frame based on the 1980 census and is spread over 729 sample areas, which represent 1,973 geographic areas in the United States. The number of sample areas is not completely comparable to the number of sample areas covered by the 1970 CPS design, because many of the sample areas have been redefined.

Metropolitan statistical areas (MSA's) were redefined by the Office of Management and Budget as of June 30, 1984. These definitions were introduced in January 1986 and differ from those used for earlier HVS estimates for standard metropolitan statistical areas (SMSA's). A detailed discussion of the MSA definitions and changes in terminology can be found in "The New Metropolitan Area Definitions" section of the 1980 Census of Population Supplementary Report on Metropolitan Statistical Areas, PC-80-S1-18.

As a result of these changes in the MSA definitions and the CPS sample, discontinuity may be introduced in the vacancy data for MSA's, central cities, suburbs, and areas outside MSA's.

As of the first quarter 1986, vacant seasonal mobile homes are included in the count of vacant seasonal units. This change resulted in a 12 percent increase in the number of vacant seasonal housing units. In the first quarter 1990, year-round vacant mobile homes will be included as part of the year-round vacant count of housing units. This change is being made to make the composition of the housing unit inventory for the HVS more similar to the 1980 census which counts all vacant mobile homes as housing units whether seasonal or year-round.

Of the 67,300 housing units both occupied and vacant contained in the CPS sample, approximately 55,800 are eligible for interview each month; of this number, 2,600 occupied units, on the average, are visited but interviews are not obtained because occupants are not found at home after repeated calls or are unavailable for some other reason. In addition to the 55,800, there are also about 11,500 sample units in an average month which are visited but are found to be vacant or otherwise not to be interviewed. About half of the 11,500 are vacant and interviewed for HVS. A more complete description of the CPS sample is given in the "Current Population Survey: Design and Methodology," Technical Paper 40, U.S. Bureau of the Census, January 1978.

The CPS estimation procedure for occupied units involves the inflation of the weighted sample results to independent estimates of the total civilian noninstitutional population of the United States by age, race, sex, and Hispanic/non-Hispanic categories. These independent estimates are based on statistics from the decennial censuses of population; statistics on births, deaths, immigration, and emigration; and statistics on the strength of the Armed Forces.

The HVS estimation procedure for vacant units is similar to that used for occupied units. Weighted sample results are adjusted at the state level using 1980 census vacant counts. A second adjustment inflates these results based on the CPS coverage of occupied units by geographic areas.

Data shown in all tables (except table 3) on vacancy rates and tenure of occupied units for 1989 are from the CPS and are averaged over the 12 months of the year. The data concerning the distribution of characteristics for occupied housing units, shown in Table 3, are obtained primarily from the AHS national sample. Distributions of characteristics of occupied housing units from the AHS estimates are applied to CPS current housing inventory independent estimates to obtain the characteristics of occupied housing units used in this report.

The 1985 AHS sample is spread over 394 sample areas comprising 878 counties and independent cities with coverage in each of the 50 States and the District of Columbia. Of the 47,200 housing units both occupied and vacant contained in the AHS sample, 44,300 were interviewed and 1,800 were classified as "noninterview" for various reasons. In addition, 2,900 units were visited but were not eligible to be interviewed for the purposes of AHS.

The AHS estimation procedure for occupied units is a three stage ratio estimation process. The first-stage adjustment is made by tenure, residence, and the census region using data from the 1980 census. The second stage makes adjustments to independent estimates of new construction obtained from the Survey of Construction which includes a survey of housing starts and completions conducted monthly by the Bureau of the Census. The third stage adjusts to independent estimates of the total housing inventory based on data obtained from the CPS. A more detailed description of the AHS sample design and estimation procedure can be found in the AHS series H-150 report for 1985.

COMPARABILITY WITH CENSUS OF HOUSING DATA

Most of the concepts and definitions are the same for items that appear in both the 1970 and 1980 censuses and the Housing Vacancy Survey. There were some differences in the housing unit definition between the two censuses and the HVS. Descriptions of the differences are in the 1985 and earlier reports of this series.

There are one major difference and two minor differences, however, in the housing unit definition. The major difference is the 1980 census includes vacant mobile homes as housing units; the 1970 census and HVS exclude these units (as of first quarter 1986 vacant seasonal mobile homes are being counted as housing units in the HVS). The first minor difference is the housing unit definition in the HVS and 1970 census requires a unit to be separate living quarters and have direct access or complete kitchen facilities; for the 1980 census, the complete kitchen facilities alternative was dropped with direct access required of all units.

The second minor difference is that, in the HVS and 1970 census, living arrangements containing five or more persons, not related to the persons in charge, were classified as group quarters; in the 1980 census, the requirement was raised to nine or more persons not related to the person in charge.

There are, however, differences between the methodologies used to collect data for the HVS and the censuses. These differences include interviewing procedures, staff experience and training; differences in processing procedures and sample designs; the sampling variability associated with the HVS and the sample data from the census; and the nonsampling errors associated with the HVS and census data.

Research has shown that the HVS and the 1980 census produced significant differences for several key characteristics. For example, the April 1980 census had a homeownership rate for the United States of 64.4 percent; for the first half of 1980 the HVS reported a rate of 65.5 percent. The 1980 census had a homeowner vacancy rate of 1.8 percent; the HVS had a vacancy rate of approximately 1.3 percent for the first half of 1980. In the 1980 census, the rental vacancy rate was 6.8 percent; the HVS had a rental vacancy rate of approximately 5.4 percent for the first half of 1980.

These differences illustrate that data for these characteristics as well as others, should be used with caution when making comparisons between the 1970 and 1980 Censuses of Housing and the HVS.

COMPARABILITY WITH EARLIER DATA

In addition to the above mentioned design and estimation changes, caution should be used in comparing data for 1980 and beyond in this report with data from 1979 and earlier years. Starting with the first quarter 1980, several changes were implemented in the survey to improve the reliability of the data presented. These included adding a supplemental sample, refining the estimation procedures, and changing the source of occupied characteristics from the Quarterly Housing Survey (QHS) to the AHS.

Although the above mentioned changes have resulted in more reliable estimates, data for 1980 and later in this report are not completely comparable to data for the fourth quarter 1979 and previous quarters, as published in Housing Vacancies reports, series H-111, Nos. 1 to 79-Q4. Particular caution should be observed in drawing conclusions about trends that extend from before 1980 to 1980 and beyond. For comparative purposes, 1979 data in this report have been revised to incorporate all the new procedures. Thus, the revised 1979 and later statistics in this report are not entirely comparable to similar data previously published in 1979 and earlier years. Unrevised 1979 data are provided to show the magnitude of the changes. Data for 1978 and earlier years are not revised.

The revised 1979 vacancy estimates are higher than the original 1979 estimates. The increase in vacancy rates was not the result of locating additional vacant units, but reflects the increase in sample size and refinements in the

estimation procedure. It is safe to assume that prior to the implementation of these new procedures (1955 through 1978) HVS produced underestimates of vacant units. Earlier reports in this series give more complete descriptions of the original CPS sample, the QHS sample, and estimation procedures.

CAUTION IN USING VACANCY RATES FOR CHARACTERISTICS IN TABLE 3

Vacancy rates in Table 3 are based in part on forecasts of occupied housing units. These forecasts are periodically revised to incorporate more recent data and improved forcasting procedures. Data from the 1983 AHS were used for the years 1984 through 1988. Beginning in 1989, the forecasts have been revised to incorporate 1985 AHS data. There are significant differences between the 1983 and 1985 AHS figures primarily because of the redesign of the 1985 AHS. A new sample was chosen, a new questionnaire designed, and new weighting procedures were developed. Most changes in the 1985 AHS were made to improve the quality of the data. Particularly affected by the 1985 AHS redesign were the rooms-in-unit and housing units-in-structure distributions. In addition, the revised forecasts of occupied housing units include effects of inflation and recent construction on the value and year-structure-built distributions. As a result, 1988 vacancy rates for selected characteristics for table 3 are not directly comparable to the 1989 data and therefore are not shown in this report. We will resume publishing comparability data in table 3 in 1990.

CAUTION IN USING SEASONAL VACANT DATA

Analysis of seaonal vacant data prior to the first quarter 1987 has shown that estimates for these characteristics have been underestimated by approximately 28 percent. The estimates beginning in 1987 are adjusted to reflect this. This revision nas an effect on other categories (especially the percentage occupied) in addition to seasonal vacants in the distributions shown in tables 4.

ACCURACY OF THE ESTIMATES

Since the HVS estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken using the same questionnaires, instructions, and enumerators. There are two types of errors possible in an estimate based on a sample survey: sampling and nonsampling. The accuracy of a survey result depends on both types of errors, but the full extent of the nonsampling error is unknown. Consequently, particular care should be exercised in the interpretation of figures based on a relatively small number of cases or on small differences between estimates. The standard errors provided for the HVS estimates primarily indicate the magnitude of the sampling error. They also partially measure the effect of some nonsampling errors in responses and enumeration; but do not measure any systematic biases in the data. (Bias is the difference averaged over all possible samples, between the estimate and the desired value.)

NONSAMPLING VARIABILITY

Nonsampling errors can be attributed to many sources, e.g., inability to obtain information about all cases in the sample, definitional difficulties, differences in the interpretation of questions, inability or unwillingness on the part of respondents to provide correct information, inability to recall information, errors made in collection such as recording or coding the data, errors made in processing the data, errors made in estimating values for missing data, and failure to represent all units with the sample (undercoverage). Undercoverage in the HVS results from missed housing units and misclassifying housing units. Ratio estimation to independent controls, as described previously, partially corrects for the bias due to survey undercoverage. However, biases exist in the estimates to the extent that missed households have different characteristics than interviewed households. Further, the independent population controls used have not been adjusted for undercoverage or overcoverage in the 1980 census.

For additional information on nonsampling error, refer to Statistical Policy Working Paper 3, An Error Profile: Employment as Measured by the Current Population Survey, Office of Federal Statistical Policy and Standards, U.S. Department of Commerce, 1978 and Technical Paper 40, The Current Population Survey: Design and Methodology, Bureau of the Census, U.S. Department of Commerce.

SAMPLING VARIABILITY

The standard errors given in the following tables are primarily measures of sampling variability, that is, of the variations that occured by chance because a sample rather than the entire population was surveyed. The sample estimate and its standard error enables one to construct confidence intervals; ranges that would include the average results of all possible samples with a known probability. For example, if all possible samples were selected, each of these being surveyed under essentially the same general conditions and using the same sample design, and if an estimate and its standard error were calculated from each sample, then approximately 90 percent of the intervals from 1.6 standard errors below the estimate to 1.6 standard errors above the estimate would include the average result of all possible samples.

The average estimate derived from all possible samples is or is not contained in any particular computed interval. However, for a particular sample, one can say with specified confidence that the average estimate derived from all possible samples is included in the confidence interval.

Standard errors may also be used to perform hypothesis testing, a procedure for distinguishing between population parameters using sample estimates. The most common types of hypotheses appearing in this report are: (1) the population parameters are identical, and, (2) the population parameters are different. An example of this would be comparing the vacancy rate in MSA's versus the vacancy rate outside MSA's. Tests may be performed at various levels of significance, where a level of significance is the probability of concluding that the characteristics are different when, in fact, they are identical.

To perform the most common test, let x and y be sample estimates for two characteristics of interest. Let the standard error on the difference x-y be SEDIFF. If the ratio R = (x-y)/SEDIFF is between -1.6 and +1.6, no conclusion about the difference between the characteristics is justified at the 0.10 level of significance. If, on the other hand, this ratio is smaller than -1.6 or larger than +1.6, the observed difference is significant at the 0.10 level. In this event, it is a commonly accepted practice to say that the characteristics are different. Of course, sometimes this conclusion will be wrong. When the characteristics are, in fact, the same, there is a 10 percent chance of concluding that they are different. All statements of comparison in the text have passed a hypothesis test at the 0.10 level of significance or better. This means that, for most differences cited in the text, the estimated difference between characteristics is greater than 1.6 times the standard error of the difference.

Comparisons of characteristics of the vacancies for 1989 with previous years reveals that many of the differences are small. A small difference, particularly when it is based on a small subclass of vacant housing units, should be interpreted with care. As can be seen from table A the sampling variability in such cases may be large relative to the difference.

Illustration of the Use of Tables of Standard Errors

Table A of this report shows that the for-rent vacancy rate outside MSAs for 1989 is estimated to be 1.6 percent. Table A shows the standard error of this estimate to be approximately 0.1 percentage points.

The 90-percent confidence interval as shown by these data is from 1.4 to 1.8; i.e., the interval 1.6 $\pm$ (1.6 x 0.1) percentage points. Thus, one can say with about 90 percent confidence that the average estimate derived from all possible samples is included in the confidence interval. The 90 percent confidence intervals are shown in the text for selected items. The standard errors for other figures in this report are given in the tables. In addition to sampling error, the figures in this report, both the estimates and their standard errors, are also subject to rounding error.

Illustration of the Computation of the Standard Error of a Difference

Table A shows the rental vacancy rate for units inside MSA's is 7.2 percent and 6.6 percent outside MSA's. Thus, the apparent difference between the rate inside MSA's and the one outside MSA's is 0.6 percent. The standard error of 7.2 percent is 0.1 and the standard error of 6.6 percent is 0.2 as shown in table A. Therefore, the standard error of the estimated difference of 0.6 is about 0.2 percent.

$$0.2 = \sqrt{(0.1)^2 + (0.2)^2}$$

Consequently, the 90 percent confidence interval for the 0.6 difference is from 0.3 to 0.9 percent; i.e., the interval 0.6 $\pm$ (1.6x0.2) percentage points. Thus, one can say with about 90 percent confidence that this interval includes the actual value that would have been obtained by averaging the results from all possible samples of this type. Thus, we can conclude with 90 percent confidence that the rental vacancy rate inside MSA's is higher than the rate outside MSA's.

Table A. Standard Errors of Vacancy Rates by Area: 1989

(Range of chances out of 100)

Area	Rate for Year	Standard error on rate	Year-to-year difference[1]	Standard error on rate	Rate for Year	Standard error on rate	Year-to-year differnece[1]	Standard error on difference[1]
	Rental				Homeowner			
United States	7.1	0.1	-0.6	0.1	1.6	(Z)	-	(Z)
Inside MSA's	7.2	0.1	-0.6	0.1	1.6	(Z)	-	0.1
In central cities	7.9	0.1	-0.5	0.2	2.1	0.1	0.1	0.1
Not in central cities	6.3	0.1	-0.7	0.2	1.4	(Z)	-	0.1
Outside MSA's	6.6	0.2	-0.7	0.3	1.6	0.1	-0.1	0.1
Northeast	4.7	0.2	-0.1	0.2	1.5	0.1	-0.1	0.1
Midwest	6.6	0.2	-0.3	0.3	1.3	0.1	0.1	0.1
South	9.1	0.2	-1.0	0.3	2.0	0.1	0.1	0.1
West	6.9	0.2	-0.8	0.3	1.4	0.1	-0.2	0.1
	Rental with all plumbing facilities				Homeowner with all plumbing facilities			
United States	7.1	0.1	-0.2	0.1	1.6	(Z)	0.1	(Z)
Inside MSA	7.2	0.1	-0.2	0.1	1.6	(Z)	0.1	0.1
Outside MSA's	6.5	0.2	-0.3	0.3	1.5	0.1	-	0.1
	For-rent as a percent of all housing units				For sale only as a percent of all housing units			
United States	2.5	(Z)	-0.2	(Z)	0.9	(Z)	-	(Z)
Inside MSA	2.8	(Z)	-0.2	0.1	0.9	(Z)	-	(Z)
Outside MSA's	1.6	0.1	-0.2	0.1	1.0	(Z)	-	0.1
Northeast	1.7	0.1	-0.1	0.1	0.8	(Z)	-	0.1
Midwest	2.1	0.1	-0.1	0.1	0.8	(Z)	-	(Z)
South	3.0	0.1	-0.4	0.1	1.2	(Z)	0.1	0.1
West	2.8	0.1	-0.3	0.1	0.7	(Z)	-0.1	0.1

-Represents zero. Z less than 0.05 percent.

[1] Difference between 1989 and 1988.

Table B. **Standard Errors of Vacancy Rates for Units with Selected Characteristics: 1989**

(Range of 68 chances out of 100)

Characteristics	Vacant rental units		Characteristics	Vacant homeowner units	
	Rate for year	Standard error on rate		Rate for year	Standard error on rate
Rooms in unit:			Rooms in unit:		
3 rooms or less	9.9	0.2	3 rooms or less	9.0	0.6
6 rooms or more	3.3	0.2	6 rooms or more	1.1	0.1
Housing units in structure:			Housing units in structure:		
2 or more units	9.0	0.1	2 or more units	6.7	0.4
Year built:			Year built:		
1970 or later	7.1	0.3	1970 or later	1.8	0.1
1939 or earlier	7.5	0.1	1939 or earlier	2.0	0.1
			Value:		
			Less than $20,000	2.5	0.4
			$200,000 or more	1.9	0.5

Table C. **Standard Errors of Estimated Percentages for Characteristics of Vacant Rental and Homeowner Housing Units: Annual Averages 1989**

Base	Estimated percentage							
	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	20 or 80	25 or 75	50
Vacant rental units	0.1	0.2	0.3	0.4	0.5	0.5	0.6	0.7
Vacant homeowner units	0.2	0.3	0.5	0.4	0.7	0.8	0.9	1.0

Table 1. **Rental and Homeowner Vacancy Rates by Area: 1965 and 1968 to 1989**

Area	1965	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
RENTAL UNITS																								
United States	8.3	5.9	5.5	5.3	5.4	5.6	5.8	6.2	6.0	5.6	5.2	5.0	5.0	5.4	5.4	5.0	5.3	5.7	5.9	6.5	7.3	7.7	7.7	7.1
Inside MSA's[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	7.2	7.7	7.8	7.2
In central cities[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	7.6	8.3	8.4	7.9
Not in central cities[2] (suburbs)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	6.6	6.9	7.0	6.3
Outside MSA's[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8.2	7.8	7.3	6.6
Northeast	5.6	3.7	3.0	2.7	3.0	3.3	3.9	4.2	4.1	4.7	5.1	4.8	4.0	4.5	4.2	3.7	3.7	4.0	3.7	3.5	3.9	4.1	4.8	4.7
Midwest	7.2	5.4	5.7	5.8	5.7	6.1	5.9	6.1	5.7	5.6	5.1	4.8	5.1	5.7	6.0	5.9	6.3	6.1	5.9	5.9	6.9	6.8	6.9	6.6
South	9.0	7.5	7.2	7.2	7.3	7.0	7.1	8.0	7.7	6.4	5.7	5.5	5.8	6.1	6.0	5.4	5.8	6.9	7.9	9.1	10.1	10.9	10.1	9.1
West	11.9	7.1	6.1	5.6	5.7	6.0	6.3	6.2	6.2	5.4	5.0	4.8	4.9	5.3	5.2	5.1	5.4	5.2	5.2	6.2	7.1	7.3	7.7	6.9
HOMEOWNER UNITS																								
United States	1.5	1.1	1.0	1.0	1.0	1.0	1.0	1.2	1.2	1.2	1.2	1.0	1.1	1.2	1.4	1.4	1.5	1.5	1.7	1.7	1.6	1.7	1.6	1.6
Inside MSA's[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.5	1.6	1.6	1.6
In central cities[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	2.0	2.1	2.0	2.1
Not in central cities[2] (suburbs)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.3	1.3	1.4	1.4
Outside MSA's[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.8	1.9	1.6	1.6
Northeast	1.0	0.8	0.8	0.8	0.7	0.5	0.6	0.8	1.0	1.0	0.9	0.8	0.9	1.0	1.1	1.1	1.0	1.0	0.8	1.0	1.0	1.2	1.6	1.5
Midwest	1.2	1.0	0.9	1.0	0.9	1.0	1.0	1.0	1.0	1.0	0.9	1.0	1.1	1.2	1.6	1.4	1.6	1.5	1.6	1.8	1.5	1.4	1.2	1.3
South	2.0	1.4	1.2	1.2	1.2	1.1	1.2	1.5	1.5	1.6	1.7	1.3	1.1	1.1	1.3	1.3	1.6	1.8	2.0	2.1	2.1	2.0	1.9	2.0
West	1.9	1.3	1.2	1.1	1.2	1.2	1.4	1.5	1.5	1.2	0.9	1.0	1.3	1.3	1.6	1.7	1.9	1.8	2.0	2.1	1.6	1.8	1.6	1.4

(NA) Not available.
[1] Revised.
[2] Rates not comparable; see section on Source and Accuracy of the Estimates.

Table 2. **Rental and Homeowner Vacancy Rates for Vacant Units With All Plumbing Facilities: 1987, 1988, and 1989**

Type of unit	1987			1988			1989		
	United States	Inside MSA's	Outside MSA's	United States	Inside MSA's	Outside MSA's	United States	Inside MSA's	Outside MSA's
RENTAL UNITS									
All vacant rental units	7.7	7.7	7.8	7.7	7.8	7.3	7.1	7.2	5.6
Vacant rental units with all plumbing facilities	7.2	7.2	7.2	7.2	7.3	6.8	7.1	7.2	6.5
HOMEOWNER UNITS									
All vacant homeowner units	1.7	1.6	1.9	1.6	1.6	1.6	1.6	1.6	1.6
Vacant homeowner units with all plumbing facilities	1.6	1.5	1.8	1.5	1.5	1.5	1.6	1.6	1.5

Table 3. **Vacancy Rates for Rental and Homeowner Units, by Selected Charactistics and Percent Distribution of All Units: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic of unit	1989		Characteristic of unit	1989	
	Vacancy rate	Percent of total		Vacancy rate	Percent of total
RENTAL UNITS			5 rooms	1.9	24
Total	7.1	100	6 rooms or more	1.1	62
Rooms In Unit			**Housing Units in Structure**		
3 rooms or less	9.9	30	1 unit[1]	1.3	94
4 rooms	7.9	32	2 units or more	6.7	6
5 rooms	5.3	20	5 units or more	9.8	3
6 rooms or more	3.3	17			
Housing Units in Structure			**Year Structure Built**		
1 unit[1]	3.5	33	1970 or later	1.8	41
2 units or more	9.0	67	1960 to 1969	1.3	16
5 units or more	10.3	42	1950 to 1959	1.1	15
Year Structure Built			1940 to 1949	1.7	9
1970 or later	7.1	44	1939 or earlier	2.0	19
1960 to 1969	7.7	13			
1950 to 1959	6.8	11	**Value[2]**		
1940 to 1949	6.5	10	Specified owner units	1.4	77
1939 or earlier	7.5	22	Less than $20,000	2.5	4
HOMEOWNER UNITS			$20,000 to $29,999	3.7	3
Total	1.6	100	$30,000 to $49,999	1.6	14
Rooms In Unit			$50,000 to $59,999	1.4	7
3 rooms or less	9.0	2	$60,000 to $99,999	0.8	26
4 rooms	2.5	12	$100,000 to $199,999	1.1	17
			$200,000 or more	1.9	6

[1] Base includes occupied mobile homes.
[2] Limited to one-family homes on less than 10 acres and no business on property.

Table 4. Vacancy Rates by Area and Type: 1965, 1970, and 1973 to 1989

(Percent distribution may not add to 100 due to rounding)

Area and type	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987[3]	1988	1989
UNITED STATES																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	7.6	6.3	6.5	6.6	6.6	6.4	6.4	6.3	6.4	6.9	6.8	6.8	6.9	7.2	7.4	7.6	7.9	8.1	8.2	8.1
For rent	2.9	1.9	2.0	2.1	2.1	1.9	1.8	1.7	1.7	1.8	1.8	1.7	1.8	1.3	2.0	2.3	2.6	2.7	2.7	2.5
For sale only	0.8	0.6	0.6	0.7	0.7	0.7	0.7	0.6	0.7	0.7	0.8	0.8	0.9	0.9	1.0	1.0	0.9	1.0	0.9	0.9
Rented or sold, awaiting occupancy	0.5	0.6	0.7	0.7	0.7	0.7	0.8	0.8	0.8	0.9	0.7	0.7	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.6
Held off market	3.4	3.2	3.2	3.1	3.1	3.1	3.1	3.2	3.2	3.5	3.5	3.6	3.6	3.6	3.7	3.6	3.6	3.8	3.9	4.1
For occasional use	0.8	0.9	0.8	0.8	0.8	0.9	0.9	0.8	0.8	0.9	0.9	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.2	1.2
Temporarily occupied by persons with URE[2]	2.6	0.6	0.6	0.6	0.6	0.6	0.5	0.6	0.5	0.7	0.7	0.7	0.6	0.7	0.7	0.7	0.7	0.8	0.9	0.9
For other reasons	(NA)	1.7	1.7	1.7	1.6	1.7	1.8	1.8	1.9	1.9	1.9	1.9	2.0	2.0	2.0	1.9	1.9	2.0	1.9	1.9
Seasonal vacant	2.9	2.5	2.2	2.3	2.1	2.0	2.0	2.0	2.0	2.0	2.4	2.2	2.0	1.9	1.9	2.1	2.4	3.0	3.0	2.8
Occupied	89.5	91.2	91.3	91.1	91.3	91.6	91.6	91.7	91.6	91.1	90.8	91.0	91.1	90.9	90.6	90.3	89.8	88.9	88.8	89.1
INSIDE MSA's[4]																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	7.6	7.9	8.1	8.0
For rent	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	2.8	2.9	3.0	2.8
For sale only	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	0.9	0.9	0.9	0.9
Rented or sold, awaiting occupancy	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	0.8	0.7	0.7	0.7
Held off market	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	3.2	3.3	3.5	3.6
For occasional use	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	0.7	0.8	0.9	1.0
Temporarily occupied by persons with URE[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	0.8	0.8	0.9	0.9
For other reasons	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.7	1.7	1.7	1.7
Seasonal vacant	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.0	1.3	1.3	1.2
Occupied	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	91.4	90.8	91.0	90.8
OUTSIDE MSA's[4]																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8.7	8.9	8.6	8.6
For rent	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	2.1	1.9	1.8	1.6
For sale only	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.1	1.2	1.0	1.0
Rented or sold awaiting occupancy	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	0.5	0.5	0.5	0.5
Held off market	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	5.0	5.3	5.3	5.5
For occasional use	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	1.8	1.9	2.0	2.1
Temporarily occupied by persons with URE[2]	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	0.6	0.7	0.8	0.9
For other reasons	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	2.6	2.6	2.5	2.5
Seasonal vacant	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	6.8	8.3	8.4	7.8
Occupied	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	84.5	82.8	83.0	83.6

Table 4. **Vacancy Rates by Area and Type: 1965, 1970, and 1973 to 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and type	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	19873	1988	1989
NORTHEAST																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	5.3	4.3	4.7	5.1	5.3	5.4	5.8	5.7	5.6	6.3	6.2	6.2	6.0	6.0	5.8	5.7	5.8	6.1	6.6	6.6
For rent	2.1	1.1	1.6	1.6	1.6	1.8	2.0	1.8	1.5	1.7	1.6	1.4	1.3	1.5	1.4	1.3	1.4	1.5	1.7	1.7
For sale only	0.5	0.4	0.3	0.4	0.6	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6	0.6	0.5	0.5	0.5	0.7	0.9	0.8
Rented or sold, awaiting occupancy	0.6	0.6	0.7	0.7	0.6	0.7	0.8	0.7	0.7	0.8	0.8	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.6
Held off market	2.1	2.2	2.1	2.4	2.5	2.4	2.5	2.7	2.9	3.2	3.2	3.6	3.5	3.3	3.3	3.1	3.1	3.2	3.3	3.5
For occasional use	0.2	0.3	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.6	0.7	0.8	0.8	0.7	0.6	0.7	0.7	0.6	0.8	0.8
Temporarily occupied by persons with URE[2]	1.9	0.6	0.5	0.6	0.6	0.6	0.6	0.6	0.7	0.8	0.7	0.8	0.8	0.7	0.7	0.7	0.7	0.8	0.8	0.8
For other reasons	(NA)	1.3	1.2	1.4	1.4	1.3	1.4	1.6	1.7	1.8	1.8	2.0	1.9	1.9	2.0	1.8	1.7	1.7	1.7	1.9
Seasonal vacant	4.8	4.7	4.1	4.1	3.8	3.6	3.5	3.6	3.4	3.1	3.9	3.7	3.3	3.3	3.3	3.8	4.0	4.6	4.6	4.2
Occupied	89.9	91.0	91.2	90.8	90.9	91.0	90.7	90.7	91.0	90.6	89.9	90.1	90.7	90.7	90.9	90.6	90.2	89.4	88.8	89.2
MIDWEST																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	6.7	6.1	6.0	6.0	5.8	5.9	5.6	5.7	5.8	6.5	6.9	6.5	7.0	6.9	6.9	6.9	7.1	6.9	6.9	6.8
For rent	2.3	1.7	1.7	1.8	1.7	1.7	1.5	1.5	1.5	1.7	1.8	1.8	1.9	1.9	1.8	1.9	2.3	2.2	2.2	2.1
For sale only	0.7	0.6	0.6	0.7	0.6	0.7	0.6	0.6	0.7	0.8	1.0	0.9	1.0	1.0	1.0	1.0	0.9	0.9	0.8	0.8
Rented or sold, awaiting occupancy	0.4	0.6	0.5	0.6	0.6	0.7	0.7	0.7	0.7	0.8	0.7	0.6	0.6	0.6	0.7	0.7	0.7	0.6	0.6	0.6
Held off market	3.3	3.2	3.1	2.9	2.9	2.8	2.8	2.9	2.9	3.2	3.4	3.2	3.5	3.4	3.4	3.3	3.2	3.3	3.4	3.3
For occasional use	0.7	0.7	0.6	0.5	0.5	0.6	0.5	0.4	0.6	0.6	0.6	0.5	0.6	0.5	0.5	0.5	0.5	0.5	0.6	0.6
Temporarily occupied by persons with URE[2]	2.5	0.6	0.5	0.5	0.7	0.4	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.7	0.6	0.6	0.6	0.7	0.9	0.9
For other reasons	(NA)	1.9	2.0	1.9	1.8	1.8	1.9	2.0	1.8	2.1	2.3	2.2	2.4	2.2	2.2	2.1	2.1	2.0	1.9	1.8
Seasonal vacant	2.4	2.4	2.0	1.9	1.9	1.8	2.0	2.0	2.1	1.7	1.7	1.6	1.6	1.6	1.5	1.5	1.7	2.3	2.3	2.7
Occupied	90.9	91.5	92.0	92.1	92.3	92.3	92.4	92.3	92.1	91.8	91.4	91.9	91.4	91.5	91.6	91.6	91.3	90.8	90.8	90.5
SOUTH																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	8.9	8.0	7.7	8.1	7.9	7.7	7.4	7.1	7.1	7.4	7.3	7.3	7.4	8.2	8.8	9.1	9.7	10.2	10.1	9.9
For rent	3.2	2.4	2.3	2.7	2.6	2.1	1.8	1.7	1.8	1.9	1.8	1.7	1.9	2.2	2.6	3.0	3.4	3.6	3.4	3
For sale only	1.2	0.8	0.7	0.9	0.9	1.0	1.0	0.8	0.7	0.7	0.8	0.8	1.0	1.1	1.3	1.3	1.2	1.2	1.1	1.2
Rented or sold, awaiting occupancy	0.4	0.6	0.7	0.7	0.6	0.6	0.8	0.8	0.7	0.7	0.7	0.7	0.6	0.7	0.1	0.6	0.7	0.6	0.6	0.6
Held off market	4.1	4.2	4.0	3.8	3.8	4.0	3.8	3.8	3.9	4.1	4.0	4.1	3.9	4.2	4.3	4.1	4.4	4.7	4.9	5.1
For occasional use	1.0	1.4	1.2	1.2	1.2	1.4	1.3	1.2	1.2	1.3	1.3	1.4	1.3	1.3	1.5	1.3	1.4	1.5	1.7	1.8
Temporarily occupied by persons with URE[2]	3.1	0.6	0.6	0.6	0.6	0.6	0.5	0.5	0.6	0.6	0.6	0.6	0.5	0.6	0.5	0.7	0.8	0.8	0.9	1.0
For other reasons	(NA)	2.2	2.2	2.0	2.0	2.0	2.0	2.1	2.1	2.2	2.1	2.1	2.1	2.2	2.3	2.2	2.2	2.4	2.3	2.3
Seasonal vacant	2.8	1.6	1.7	1.8	1.7	1.4	1.4	1.4	1.4	1.1	1.3	1.2	1.1	1.1	1.3	1.7	2.2	2.9	2.9	2.5
Occupied	88.3	90.4	90.6	90.1	90.4	90.9	91.2	91.5	91.5	91.5	91.4	91.5	91.5	90.7	89.9	89.2	88.2	86.9	87.0	87.6

Table 4. **Vacancy Rates by Area and Type: 1965, 1970, and 1973 to 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and type	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987[3]	1988	1989
WEST																				
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Year-round vacant	10.1	6.5	7.0	7.1	7.0	6.6	6.5	6.4	6.7	7.2	6.8	7.0	7.1	7.1	7.4	6.9	7.9	8.1	8.3	8.0
For rent	4.9	2.2	2.5	2.4	2.4	2.1	2.0	1.9	1.9	2.1	2.0	2.0	2.1	2.1	2.1	2.5	2.9	3.0	3.1	2.8
For sale only	1.0	0.6	0.8	0.9	0.9	0.7	0.5	0.5	0.1	0.7	0.9	1.0	1.0	1.0	1.1	1.1	0.9	1.0	0.8	0.7
Rented or sold, awaiting occupancy	0.6	0.7	0.8	0.8	0.9	0.9	1.0	1.0	1.0	1.1	0.8	0.7	0.6	0.7	0.7	0.8	0.8	0.8	0.8	0.8
Held off market	3.6	3.0	2.9	3.0	2.8	2.9	3.0	3.0	3.1	3.3	3.1	3.3	3.4	3.3	3.5	3.6	3.4	3.4	3.6	3.6
For occasional use	1.3	1.2	0.9	1.0	1.0	1.0	1.1	1.0	1.0	1.2	1.1	1.2	1.4	1.3	1.4	1.5	1.3	1.3	1.4	1.5
Temporarily occupied by persons with URE[2]	2.3	0.7	0.7	0.6	0.6	0.7	0.6	0.7	0.8	0.9	0.8	0.9	0.9	0.9	0.9	0.7	0.8	0.7	0.7	0.8
For other reasons	(NA)	1.1	1.3	1.4	1.2	1.2	1.3	1.3	1.3	1.2	1.2	1.2	1.1	1.2	1.3	1.4	1.3	1.4	1.4	1.3
Seasonal vacant	1.1	1.1	1.3	1.2	1.2	1.2	1.3	1.3	1.4	2.6	3.4	2.9	2.4	2.2	2.1	1.7	1.9	2.2	2.2	2.1
Occupied	88.8	92.4	91.7	91.7	91.8	92.2	92.2	92.3	91.9	90.2	89.8	90.1	90.5	90.7	90.4	90.3	90.2	89.7	89.5	90.0

(NA) Not available.
[1]Revised.
[2]Usual residence elsewhere.
[3]Prior to 1987, seasonal vacants were underestimated. See page 12 of Source and Accuracy statement.
[4]Rates are not comparable; see section Source and Accuracy of the Estimates.

Table 5. **Occupancy and Vacancy Rates: 1965, 1970, and 1973 to 1989**

(Percent distribution may not add to 100 due to rounding)

Type	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987[2]	1988[2]	1989
ALL HOUSING UNITS																				
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Rental units	36.3	34.9	34.7	34.7	34.8	34.6	34.4	34.2	33.6	33.9	33.4	33.5	34.2	34.4	34.6	35.2	35.4	35.0	35.2	35.1
Renter occupied or rented	33.4	33.0	32.7	32.6	32.7	32.7	32.6	32.5	31.9	32.1	31.6	31.8	32.4	32.5	32.5	32.9	32.8	32.3	32.5	32.6
Vacant for rent	2.9	1.9	2.0	2.1	2.1	1.9	1.8	1.7	1.7	1.8	1.8	1.7	1.8	1.9	2.0	2.3	2.6	2.7	2.7	2.5
Homeowner units	57.4	59.4	59.9	59.9	60.0	60.3	60.5	60.6	61.2	60.6	60.7	60.7	60.3	60.0	59.8	59.1	58.5	58.2	57.9	58
Owner occupied or sold	56.6	58.8	59.3	59.2	59.3	59.6	59.8	60.0	60.5	59.9	59.9	59.0	59.4	59.1	58.8	58.0	57.6	57.2	57.0	57.1
Vacant for-sale-only	0.8	0.6	0.6	0.7	0.7	0.7	0.7	0.6	0.7	0.7	0.8	0.8	0.9	0.9	1.0	1.0	0.9	1.0	0.9	0.9
Other vacant units (seasonal, held off market)	6.3	5.7	5.4	5.4	5.2	5.1	5.1	5.2	5.2	5.5	5.9	5.8	5.5	5.6	5.6	5.7	6.0	6.8	6.3	6.9
RENTAL AND HOMEOWNER UNITS																				
Rental units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Renter occupied or rented	91.7	94.7	94.2	93.8	94.0	94.4	94.8	95.0	95.0	94.6	94.6	95.0	94.7	94.3	94.1	93.5	92.7	92.3	92.3	92.9
Vacant for-rent	8.3	5.3	5.8	6.2	6.0	5.6	5.2	5.0	5.0	5.4	5.4	5.0	5.3	5.7	5.9	6.5	7.3	7.7	7.7	7.1
Homeowner units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Owner occupied or sold	98.5	99.0	99.0	98.8	98.8	98.8	98.8	99.0	98.9	98.8	98.6	98.0	98.5	98.5	98.3	98.3	98.4	98.3	98.4	98.4
Vacant for-sale-only	1.5	1.0	1.0	1.2	1.2	1.2	1.2	1.0	1.1	1.2	1.4	1.4	1.5	1.5	1.7	1.7	1.6	1.7	1.6	1.6

[1] Revised.

[2] Prior to 1987, seasonal vacants were underestimated; see page 12 of Source and Accuracy statement.

Table 6. **Estimates of the Total Housing Inventory for the United States: 1989**

(Numbers in thousands)

Type	Estimate[1]	Standard error on estimate
All housing units	104,970	174
Occupied	93,489	177
Owner Occupied	59,755	167
Renter Occupied	33,734	139
Vacant	11,481	87
Year-round	8,518	76
For rent	2,611	43
For sale only	986	26
Other	4,921	58
Seasonal	2,963	45

[1] Estimate may not add to total due to rounding.

Table 7. **Homeownership Rates by Area: 1960, 1965, and 1970 to 1989**

Year	United States	Inside MSA's[1]	In central cities[1]	Not in central cities[1]	Outside MSA's[1]	Region			
						Northeast	Midwest	South	West
1960	62.1	(NA)	(NA)	(NA)	(NA)	55.5	66.4	63.4	62.2
1965	63.3	(NA)	(NA)	(NA)	(NA)	57.7	68.6	64.4	59.3
1970	64.2	(NA)	(NA)	(NA)	(NA)	58.1	69.5	66.0	60.0
1971	64.2	(NA)	(NA)	(NA)	(NA)	58.5	69.4	66.5	60.2
1972	64.4	(NA)	(NA)	(NA)	(NA)	58.7	69.3	66.4	61.0
1973	64.5	(NA)	(NA)	(NA)	(NA)	58.4	70.5	66.5	60.3
1974	64.6	(NA)	(NA)	(NA)	(NA)	58.8	70.4	66.3	60.6
1975	64.6	(NA)	(NA)	(NA)	(NA)	59.2	70.2	66.0	60.8
1976	64.7	(NA)	(NA)	(NA)	(NA)	59.8	69.7	66.4	60.9
1977	64.8	(NA)	(NA)	(NA)	(NA)	60.3	69.4	67.1	59.8
1978	65.0	(NA)	(NA)	(NA)	(NA)	60.6	69.3	67.9	59.2
1979	65.6	(NA)	(NA)	(NA)	(NA)	60.7	69.6	68.6	60.3
1979[2]	65.2	(NA)	(NA)	(NA)	(NA)	60.5	69.6	68.3	59.7
1980	65.6	(NA)	(NA)	(NA)	(NA)	60.6	69.8	68.7	60.0
1981	65.4	(NA)	(NA)	(NA)	(NA)	60.8	69.7	68.2	60.2
1982	64.8	(NA)	(NA)	(NA)	(NA)	61.1	69.4	66.7	59.4
1983	64.6	(NA)	(NA)	(NA)	(NA)	61.5	69.3	67.0	58.2
1984	64.5	(NA)	(NA)	(NA)	(NA)	61.2	68.4	67.0	58.5
1985	63.9	(NA)	(NA)	(NA)	(NA)	60.8	66.9	66.4	59.0
1986	63.8	61.2	48.5	70.8	72.3	61.4	66.9	66.1	58.3
1987	64.0	61.4	48.7	70.8	72.8	61.7	67.3	66.3	58.4
1988	63.8	61.3	48.3	70.6	72.6	61.3	67.5	65.8	58.5
1989	63.9	61.3	48.7	70.2	72.8	62.0	67.7	65.9	57.8

NA Not available.
[1] Rates are not comparable; see section on Source and Accuracy of Estimates.
[2] Revised.

Table 8. **Vacant For-Rent Units by Selected Characteristics for the United States: 1965, 1970, and 1973 to 1989**

(Percent distribution may not add to 100 due to rounding)

Area and Characteristic	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
ROOMS IN UNIT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1 and 2 rooms	24	25	20	20	20	21	21	22	21	22	19	19	18	16	16	16	14	13	14	13
3 rooms	28	27	27	27	27	26	25	24	25	25	25	27	29	28	26	28	30	31	30	29
4 rooms	27	26	31	31	32	31	30	31	31	31	31	30	29	32	34	33	34	35	35	36
5 rooms or more	21	22	22	22	21	22	24	23	23	22	25	24	24	25	25	23	22	21	20	23
Median number of rooms	3.4	3.4	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.6	3.7	3.6	3.6	3.7	3.7	3.7	3.7	3.7	3.6	3.7
BEDROOMS IN UNIT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
No bedrooms	17	19	13	14	14	15	15	17	15	16	14	14	12	11	11	10	9	9	9	9
1 bedroom	37	35	36	36	35	34	34	32	34	34	34	36	37	36	34	37	38	38	38	37
2 bedrooms	35	34	38	38	39	38	36	37	37	37	38	36	37	38	41	40	40	40	41	42
3 bedrooms or more	11	12	13	12	12	13	13	14	14	13	14	14	14	15	14	13	12	12	12	12
HOUSING UNITS IN STRUCTURE																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1 unit	27	25	23	20	18	18	19	19	20	19	20	21	23	22	22	20	18	17	16	16
2 units	16	14	13	13	13	13	13	13	14	13	14	14	14	13	13	12	12	11	11	11
3 and 4 units	17	14	14	14	13	14	14	15	13	13	14	15	15	14	15	14	14	14	14	13
5 to 9 units	14	16	16	17	19	18	19	18	17	16	15	14	15	16	16	18	18	18	18	19
10 units or more	26	31	34	36	37	37	35	35	36	39	37	36	33	34	35	36	39	40	42	41
DUARATION OF VACANCY																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Less than 1 month	32	35	36	34	34	36	35	37	37	37	37	39	35	35	34	33	31	29	28	30
1 to 2 months	14	14	16	16	15	15	16	16	17	17	17	16	17	17	17	17	16	16	16	18
2 to 4 months	16	16	19	19	17	16	16	16	17	18	17	17	17	18	18	18	19	20	19	19
4 to 6 months	10	8	9	9	10	9	9	9	9	9	9	8	10	10	10	10	11	11	10	10
6 months or more	28	27	20	22	24	24	24	22	20	19	20	20	21	21	21	22	23	24	25	23
6 to 12 months	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	11	10
1 to 2 years	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8	8
2 years or more	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	6	5
PLUMBING FACILITIES																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
With all facilities	79	83	88	90	90	89	89	88	90	90	92	91	92	93	93	94	95	94	94	99
Lacking facilities	21	17	12	10	10	11	11	12	10	10	8	9	8	7	7	6	5	6	6	1
YEAR STRUCTURE BUILT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1970 or later	(NA)	19	18	22	23	21	19	22	23	23	25	25	26	30	36	42	46	46	45	43
4/1/80 or later	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	21	20
1975 to 3/31/80	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	9	10
1970 to 1974	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	15	14
1960 to 1969	19	7	17	16	17	17	15	14	16	16	16	16	16	15	13	13	12	13	14	14
1965 to 1969	19	(NA)	10	9	9	10	9	7	8	8	9	9	9	9	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)

Table 8. **Vacant For-Rent Units by Selected Characteristics for the United States: 1965, 1970, and 1973 to 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and Characteristic	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
1960 to 1964	7	7	7	8	7	6	7	8	8	7	7	7	6	13	13	12	13	(NA)	(NA)	(NA)
1950 to 1959	13	10	10	9	9	10	9	9	10	10	10	11	10	9	10	10	11	11	10	10
1940 to 1949	10	11	10	10	8	8	9	9	9	9	8	9	9	9	9	9	7	7	9	9
1939 or earlier	58	53	45	43	43	44	48	46	42	42	41	39	39	37	32	27	23	23	23	23
MONTHLY RENT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Less than $100	77	60	43	37	31	28	25	20	15	14	10	8	7	5	4	4	3	2	2	2
$100 to $124												8	5	4	4	2	2	2	2	2
$125 to $149			24	25	26	26	25	22	21	20	16	8	7	5	4	3	2	2	2	2
$150 to $174												9	8	7	6	6	4	4	3	3
$175 to $199			19	22	22	22	22	23	21	22	20	9	8	8	7	5	6	6	5	4
$200 to $249						11	13	13	17	18		16	16	16	14	14	12	12	11	11
$250 to $299	23	40										16	15	15	14	14	14	15	14	13
$300 to $399												14	19	22	26	25	26	26	23	23
$400 to $499			14	16	21	13	15	19	26	26	36	12	15	9	12	14	15	15	15	15
$500 to $749														8	6	9	11	12	16	18
$750 or more															3	4	5	5	7	9
Median rent (dollars)	65	82	114	125	136	141	148	163	183	185	211	226	245	267	289	305	329	330	343	358

NA Not available. [1] Revised.

Table 9. **Vacant For-Sale-Only Units by Selected Characteristics for the United States: 1965, 1970, and 1973 to 1989**

(Percent distribution may not add to 100 due to rounding)

Area and Characteristic	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
ROOMS IN UNIT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
3 rooms or less	8	8	8	8	8	11	11	7	8	7	9	8	9	7	9	9	9	9	9	12
4 rooms	15	18	20	21	20	18	22	15	15	15	16	18	19	18	19	16	17	19	20	18
5 rooms	31	26	29	28	25	24	23	27	26	25	24	27	24	25	25	30	28	28	27	27
6 rooms			24	21	23	24	22	26	23	23	22	21	21	23	23	20	23	22	20	19
7 rooms or more	46	25	19	22	24	23	22	25	28	30	29	26	27	27	25	25	23	22	24	24
Median number or rooms	5.4	5.4	5.3	5.3	5.4	5.4	5.2	5.6	5.5	5.6	5.6	5.4	5.4	5.5	5.4	5.3	5.4	5.3	5.2	5.2
BEDROOMS IN UNIT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1 bedroom or none	9	10	9	10	9	12	12	9	9	9	11	10	10	9	11	11	10	11	11	13
2 bedrooms	31	32	33	35	33	31	34	29	30	29	29	34	33	32	32	30	31	33	33	33
3 bedrooms	45	39	42	39	43	41	38	45	42	43	43	40	40	42	42	44	45	42	41	38
4 bedrooms or more	15	19	16	16	15	16	16	17	19	19	17	16	17	17	16	15	14	14	14	15
HOUSING UNITS IN STRUCTURE																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1 unit	91	87	82	75	73	74	73	82	81	81	79	76	74	78	76	76	78	78	76	74
2 units	5	7	6	5	5	6	5	7	8	8	5	6	6	5	5	6	6	6	5	5
3 units or more	4	6	12	20	22	20	22	11	11	11	16	18	20	16	17	18	16	16	19	21
DURATION OF VACANCY																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Less than 1 month	14	15	16	16	13	12	13	16	17	17	13	12	11	11	12	12	11	11	10	9
1 to 2 months	11	11	13	12	11	11	11	12	15	14	12	12	10	11	11	11	10	10	10	11
2 to 4 months	16	18	20	19	17	17	16	19	20	21	19	18	17	17	14	16	17	17	17	17
4 to 6 months	12	13	14	14	13	13	10	13	14	14	16	15	13	15	14	13	13	15	13	14
6 months or more	47	43	37	39	46	47	50	40	34	34	40	43	49	47	44	48	48	47	49	50
6 to 12 months	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	18	20
1 to 2 years	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	17	17
2 years or more	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14	13
PLUMBING FACILITIES																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
With all facilities	90	93	95	96	97	95	95	96	96	95	96	96	96	97	96	94	95	95	95	99
Lacking facilities	10	7	5	4	3	5	5	4	4	5	4	4	4	3	5	6	5	4	5	1
YEAR STRUCTURE BUILT																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
1970 or later		31	29	40	45	42	40	35	36	37	42	41	44	41	44	46	43	43	46	44
4/1/80 or later	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	28	28
1975 to 3/31/80	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	10	9
1970 to 1974	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8	8
1960 to 1969	33	7	13	13	13	13	11	12	13	13	13	13	12	13	13	11	11	11	11	12
1965 to 1969	33	(NA)	7	6	6	7	6	7	8	8	8	6	6	6	13	11	11	11	(NA)	(NA)

Table 9. **Vacant For-Sale-Only Units by Selected Characteristics for the United States: 1965, 1970, and 1973 to 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and Characteristic	1965	1970	1973	1974	1975	1976	1977	1978	1979	1979[1]	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
1960 to 1964	(NA)	7	6	7	7	6	5	5	5	5	5	7	6	7	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
1950 to 1959	22	17	14	10	8	9	10	11	10	9	9	9	9	11	10	11	12	12	11	11
1940 to 1949	9	8	8	7	6	7	8	7	7	7	7	7	8	8	8	8	8	9	9	10
1939 or earlier	36	37	36	30	28	29	31	35	34	34	29	30	27	27	25	24	25	25	23	23
SALES PRICE[2]																				
Total	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Less than $10,000	34	29	19	11	10	10	8	8	6	5	4	3	3	3	4	4	3	4	3	3
$10,000 to$19,999												9	8	7	5	5	6	8	7	8
$20,000 to $29,999						60	58	48	37	38	31	12	10	12	10	10	10	10	11	9
$30,000 to $39,999												13	12	13	12	13	15	13	11	12
$40,000 to $49,999						11	13	11	11	11	10	12	9	11	11	10	12	12	9	9
$50,000 to $74,999							66	71	81	89	90	20	25	23	24	24	24	21	20	18
$75,000 to $99,999												13	13	13	14	15	12	13	13	13
$100,000 to $199,999						19	21	33	46	46	55	9	9	9	14	15	14	13	17	18
$200,000 to $299,999												5	5	4	3	3	3	4	5	6
$300,000 or more												4	6	6	2	2	2	2	4	4
Median price ....(dollars)	13,200	17,000	19,600	25,200	29,000	30,800	32,700	37,200	46,100	46,100	50,000+	51,200	57,200	54,600	57,800	58,600	54,300	53,200	59,200	59,500

NA Not available.

[1] Revised.

[2] Limited to one-family homes on less than 10 acres and no business on property.

Table 10. **Vacant For-Rent Units by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic	United States	Inside MSA's	Outside MSA's
ROOMS IN UNIT			
Total	100	100	100
1 and 2 rooms	13	13	16
3 rooms	29	30	24
4 rooms	35	36	32
5 rooms or more	23	22	28
Median number of rooms	3.6	3.6	3.6
BEDROOMS IN UNIT			
Total	100	100	100
No bedroom	9	9	10
1 bedroom	37	39	29
2 bedrooms	42	41	43
3 bedrooms or more	12	11	18
HOUSING UNITS IN STRUCTURE			
Total	100	100	100
1 unit	16	13	33
2 units	11	11	13
3 and 4 units	13	13	14
5 to 9 units	19	19	15
10 units or more	41	44	24
DURATION OF VACANCY			
Total	100	100	100
Less than 1 month	30	30	28
1 to 2 months	18	19	13
2 to 4 months	19	20	17
4 to 6 months	10	10	9
6 to 12 months	10	10	10
1 to 2 years	8	8	8
2 years or more	5	3	15
PLUMBING FACILITIES			
Total	100	100	100
With all facilities	99	100	98
Lacking facilities	1	-	2
YEAR STRUCTURE BUILT			
Total	100	100	100
4/1/80 or later	20	21	17
1975 to 3/31/80	10	9	11
1970 to 1974	14	14	10
1960 to 1969	14	15	10
1950 to 1959	10	10	11
1940 to 1949	9	9	12
1939 or earlier	23	22	29
MONTHLY RENT			
Total	100	100	100
Less than $100	2	1	5
$100 to $124	2	1	6
$125 to $149	2	1	6
$150 to $174	3	2	9
$175 to $199	4	3	8
$200 to $249	11	9	19
$250 to $299	13	13	13
$300 to $349	12	13	10
$350 to $399	10	11	4
$400 to $499	15	16	6
$500 to $749	18	20	5
$750 or more	9	10	3
Median rent (dollars)	358	381	237

- Represents zero.

Table 11. **Vacant For-Sale-Only Units by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic	United States	Inside MSA's	Outside MSA's
ROOMS IN UNIT			
Total	100	100	100
3 rooms or less	12	13	10
4 rooms	18	16	23
5 rooms	27	26	32
6 rooms	19	20	18
7 rooms or more	24	25	18
Median number of rooms	5	5	5
BEDROOMS IN UNIT			
Total	100	100	100
1 bedroom or none	13	14	11
2 bedrooms	33	30	41
3 bedrooms	38	39	36
4 bedrooms or more	15	16	11
HOUSING UNITS IN STRUCTURE			
Total	100	100	100
1 unit	74	71	85
2 units	5	5	6
3 units or more	21	25	9
DURATION OF VACANCY			
Total	100	100	100
Less than 1 month	9	9	9
1 to 2 months	11	11	8
2 to 4 months	17	17	14
4 to 6 months	14	15	12
6 to 12 months	20	21	17
1 to 2 years	17	17	17
2 years or more	13	9	23
PLUMBING FACILITIES			
Total	100	100	100
With all facilities	99	99	97
Lacking facilities	1	1	3
YEAR STRUCTURE BUILT			
Total	100	100	100
4/1/80 or later	28	31	17
1975 to 3/31/80	9	8	11
1970 to 1974	8	8	7
1960 to 1969	12	13	11
1950 to 1959	11	11	10
1940 to 1949	10	9	11
1939 or earlier	23	20	34
SALES PRICE[1]			
Total	100	100	100
Less than $10,000	3	2	7
$10,000 to $19,999	8	4	17
$20,000 to $29,999	9	7	16
$30,000 to $39,999	12	10	15
$40,000 to $49,999	9	9	11
$50,000 to $74,999	18	19	14
$75,000 to $99,999	13	14	9
$100,000 to $199,999	18	23	4
$200,000 to $299,999	6	8	3
$300,000 or more	4	5	1
Median price(dollars)	62,500	75,200	35,300

[1] Limited to one-family homes on less than 10 acres and no business on property.

Table 12. **Vacant For-Rent Units, Monthly Rent Asked by Selected Characteristics: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic	Total	Less than $100	$100 to $149	$150 to $174	$175 to $249	$250 to $299	$300 to $399	$400 to $499	$500 to $749	$750 or more
Vacant for-rent units, percent of total	100	2	4	3	15	13	22	15	18	9
ROOMS IN UNIT										
Total	100	98	99	100	100	100	100	101	100	100
1 and 2 rooms	13	23	29	27	23	10	10	8	6	17
3 rooms	29	16	24	27	35	36	34	23	23	22
4 rooms	36	39	26	26	26	37	40	40	40	31
5 rooms or more	23	20	20	21	16	17	17	30	31	30
HOUSING UNITS IN STRUCTURE										
Total	100	100	100	100	100	100	100	100	100	100
1 unit	16	43	35	31	20	14	12	11	14	16
2 units	11	14	12	15	16	13	11	9	9	7
3 and 4 units	13	7	6	15	16	14	14	14	13	8
5 to 9 units	19	14	12	18	16	23	21	21	18	10
10 units or more	41	27	35	19	33	35	43	45	46	59
INCLUSION OF UTILITIES										
Total	100	100	100	100	100	100	100	100	100	100
All utilities included	18	30	29	17	19	16	19	12	12	39
Some or none included	82	70	71	83	81	84	81	89	88	61
DURATION OF VACANCY										
Total	100	100	100	100	100	100	100	100	100	100
Less than 1 month	30	20	20	27	28	28	33	33	33	26
1 to 2 months	18	14	13	13	15	18	18	18	22	18
2 to 4 months	19	11	17	19	18	19	19	20	22	17
4 to 6 months	10	11	11	10	10	10	10	11	9	9
6 to 12 months	10	18	15	12	12	11	9	11	7	10
1 to 2 years	8	9	14	12	12	9	6	6	6	7
2 years or more	5	16	12	8	6	5	4	2	3	13
PLUMBING FACILITIES										
Total	100	100	100	100	100	100	100	100	100	100
With all facilities	99	89	97	99	99	99	100	100	100	100
Lacking facilities	1	14	3	1	1	1	-	-	-	-
PREVIOUS OCCUPANCY										
Total	100	100	101	100	100	100	101	100	100	100
Not previously occupied	5	-	1	-	1	1	3	4	8	17
Previously occupied	95	100	100	100	99	99	98	96	92	83
YEAR STRUCTURE BUILT										
Total	100	100	100	100	100	100	100	100	100	100
4/1/80 or later	20	5	2	3	7	13	18	27	32	37
1975 to 3/31/80	10	7	3	5	8	10	11	11	8	12
1970 to 1974	14	5	5	12	9	14	17	14	12	18
1960 to 1969	14	7	8	9	13	20	15	13	15	10
1950 to 1959	10	14	11	10	15	12	10	8	9	6
1940 to 1949	9	30	17	19	14	9	8	8	5	5
1939 or earlier	23	34	53	42	34	22	20	20	18	13

- Represents zero.

Table 13. **Vacant For-Rent Units, Year Structure Built by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	4/1/80 or later	1975 to 3/31/80	1970 to 1974	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
UNITED STATES								
Vacant for-rent units, percent of total	100	20	10	14	14	10	9	23
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
1 and 2 rooms	13	7	9	14	11	15	15	21
3 rooms	29	30	34	31	31	9	23	25
4 rooms	36	44	38	35	41	39	33	26
5 rooms or more	23	19	19	20	17	37	29	28
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
No bedroom	9	4	5	10	6	6	10	16
1 bedroom	37	36	39	37	40	38	35	36
2 bedrooms	42	50	44	41	44	41	41	32
3 bedrooms or more	12	10	12	12	9	15	14	15
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	16	7	10	8	11	30	34	22
2 units	11	4	6	6	8	14	18	20
3 and 4 units	13	8	11	11	12	13	17	20
5 to 9 units	19	27	21	19	19	13	13	14
10 units or more	41	54	52	56	50	30	19	24
Duration of Vacancy								
Total	100	100	100	100	100	100	100	100
Less than 1 month	30	34	35	31	32	29	28	24
1 to 2 months	18	20	19	19	17	18	15	16
2 to 4 months	19	19	18	20	20	20	18	20
4 to 6 months	10	9	8	9	10	11	10	12
5 to 12 months	10	8	8	10	11	10	14	12
1 to 2 years	8	5	6	8	8	9	10	9
2 years or more	5	6	6	4	3	3	6	7
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	99	100	100	99	100	99	99	99
Lacking facilities	1	-	-	1	-	1	1	2
INSIDE MSA'S								
Vacant for-rent units, percent of total	100	21	9	14	15	10	9	22
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
1 and 2 rooms	13	6	8	14	9	10	15	22
3 rooms	30	30	34	31	32	31	24	26
4 rooms	36	45	39	35	42	34	33	26
5 rooms or more	22	19	19	20	17	24	28	27
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
No bedroom	5	4	5	10	5	6	10	17
1 bedroom	39	37	40	38	42	41	37	37
2 bedrooms	41	51	44	41	45	40	40	31
3 bedrooms or more	11	9	11	11	9	13	13	14
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	13	6	9	7	9	23	29	16
2 units	11	4	5	6	7	14	17	21

Table 13. **Vacant For-Rent Units, Year Structure Built by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	4/1/80 or later	1975 to 3/31/80	1970 to 1974	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
3 and 4 units	13	7	10	11	11	13	19	21
5 to 9 units	19	27	22	18	21	15	14	14
10 units or more	44	56	54	57	52	35	22	28
Duration of Vacancy								
Total	100	100	100	100	100	100	100	100
Less than 1 month	30	35	36	30	31	30	29	24
1 to 2 months	19	21	21	19	17	18	16	17
2 to 4 months	20	20	18	20	20	20	18	20
4 to 6 months	10	9	8	9	10	12	10	12
6 to 12 months	10	8	8	9	12	10	15	11
1 to 2 years	8	5	7	8	8	9	10	9
2 years or more	3	2	3	3	2	1	4	6
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	100	100	100	100	100	100	99	99
Lacking facilities	-	-	-	-	-	1	1	
OUTSIDE MSA'S								
Vacant for-rent units, percent of total	100	17	11	10	10	11	12	29
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
1 and 2 rooms	16	11	14	15	24	12	16	18
3 rooms	24	33	30	27	19	14	18	23
4 rooms	32	37	36	34	33	33	35	27
5 rooms or more	28	19	20	24	24	42	31	33
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
No bedroom	10	7	5	5	19	7	8	13
1 bedroom	29	31	34	34	21	21	27	33
2 bedrooms	43	49	48	44	43	47	47	36
3 bedrooms or more	18	13	14	17	17	26	18	19
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	33	10	11	15	26	63	54	44
2 units	13	4	9	10	17	14	20	17
3 and 4 units	14	13	16	10	19	14	10	15
5 to 9 units	15	33	18	20	7	2	8	13
10 units or more	24	39	45	45	31	7	8	12
Duration of Vacancy								
Total	100	100	100	100	100	100	100	100
Less than 1 month	28	28	27	31	35	26	27	24
1 to 2 months	13	13	14	17	16	14	12	12
2 to 4 months	17	12	14	17	16	19	20	19
4 to 6 months	9	9	7	7	9	7	12	10
6 to 12 months	10	6	11	10	7	9	10	13
1 to 2 years	8	6	7	5	9	12	10	9
2 years or more	15	28	20	14	7	14	10	12
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	98	99	95	98	100	95	98	97
Lacking facilities	2	1	5	3	-	5	2	3

- Represents zero.

Table 14. **Vacant For-Rent Units, Duration of Vacancy at Time of Interview, by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1969**

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	Less than 1 month	1 to 2 months	2 to 4 months	4 to 6 months	6 to 12 months	1 to 2 years	2 years or more
UNITED STATES								
Vacant for-rent units, percent of total	100	30	18	19	10	10	8	5
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
1 and 2 rooms	13	14	13	11	11	16	13	17
3 rooms	29	28	29	29	29	27	30	31
4 rooms	36	36	37	37	36	33	35	32
5 rooms or more	23	22	22	24	24	24	22	21
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
No bedroom	9	10	9	8	7	11	7	10
1 bedroom	37	36	38	37	37	36	41	39
2 bedrooms	42	41	41	44	42	41	41	37
3 bedrooms or more	12	13	13	12	13	12	10	14
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	16	16	15	15	17	18	18	16
2 units	11	11	9	12	12	11	14	9
3 and 4 units	13	13	13	14	13	14	15	15
5 to 9 units	19	18	19	18	20	21	17	15
10 units or more	41	42	44	41	38	37	37	41
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	99	99	100	99	99	99	99	99
Lacking facilities	1	1	-	1	1	1	1	2
Previous Occupancy								
Total	100	100	100	100	100	100	100	100
Not previously occupied	5	2	4	6	5	4	5	20
Previously occupied	95	98	96	94	95	96	95	80
Year Structure Built								
Total	100	100	100	100	100	100	100	100
4/1/80 or later	20	23	23	20	18	16	12	21
1975 to 3/31/80	10	11	10	9	7	8	8	11
1970 to 1974	14	14	15	14	12	13	13	12
1960 to 1969	14	15	13	15	14	15	15	7
1950 to 1959	10	10	10	10	11	10	12	7
1940 to 1949	9	8	8	9	9	12	11	10
1939 or earlier	23	19	21	24	28	26	28	32
INSIDE MSA'S								
Vacant for-rent units, percent of total	100	30	19	20	10	10	8	3
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
1 and 2 rooms	13	13	13	10	11	16	11	15
3 rooms	30	29	29	30	30	28	33	32
4 rooms	36	36	36	38	36	32	36	38
5 rooms or more	22	21	22	22	22	24	20	15
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
No bedroom	9	9	9	8	8	11	7	8
1 bedroom	39	37	39	38	39	37	43	43
2 bedrooms	41	41	40	43	42	41	42	39
3 bedrooms or more	11	13	12	11	11	11	9	9

Table 14. **Vacant For-Rent Units, Duration of Vacancy at Time of Interview, by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	Less than 1 month	1 to 2 months	2 to 4 months	4 to 6 months	6 to 12 months	1 to 2 years	2 years or more
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	13	14	13	11	14	14	12	9
2 units	11	11	9	12	11	9	14	12
3 and 4 units	13	12	12	13	13	14	16	20
5 to 9 units	19	18	20	19	20	23	17	11
10 units or more	44	45	46	44	42	40	41	47
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	100	99	100	100	100	100	99	99
Lacking facilities	-	1	-	-	-	-	1	1
Previous Occupancy								
Total	100	100	100	100	100	100	100	100
Not previously occupied	5	2	4	6	5	4	5	16
Previously occupied	95	98	96	94	95	96	95	84
Year Structure Built								
Total	100	100	100	100	100	100	100	100
4/1/80 or later	21	24	24	21	18	16	12	15
1975 to 3/31/80	9	11	11	9	7	7	8	10
1970 to 1974	14	14	15	15	13	13	15	14
1960 to 1969	15	15	13	15	14	17	16	10
1950 to 1959	10	10	10	10	12	9	12	3
1940 to 1949	9	8	8	8	8	12	10	11
1939 or earlier	22	18	20	22	27	24	27	38
OUTSIDE MSA'S								
Vacant for-rent units, percent of total	100	28	13	17	9	10	8	15
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
1 and 2 rooms	16	17	13	13	11	17	21	19
3 rooms	24	23	27	25	22	20	18	30
4 rooms	32	34	38	32	35	34	30	24
5 rooms or more	28	27	23	30	32	29	30	27
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
No bedroom	10	12	9	7	5	8	9	13
1 bedroom	29	27	30	29	26	33	33	33
2 bedrooms	43	45	46	48	45	43	39	36
3 bedrooms or more	18	17	15	16	24	18	18	18
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	33	32	31	35	37	41	42	23
2 units	13	12	13	16	18	18	12	6
3 and 4 units	14	17	15	16	13	10	12	10
5 to 9 units	15	15	15	12	16	13	18	21
10 units or more	24	24	27	21	16	18	15	40
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	98	99	98	97	97	95	94	98
Lacking facilities	2	1	2	3	3	5	6	2
Previous Occupancy								
Total	100	100	100	100	100	100	100	100
Not previously occupied	5	1	-	3	-	2	6	23

Table 14. **Vacant For-Rent Units, Duration of Vacancy at Time of Interview, by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	Less than 1 month	1 to 2 months	2 to 4 months	4 to 6 months	6 to 12 months	1 to 2 years	2 years or more
Previously occupied	95	99	100	97	100	98	94	[illegible]
Year Structure Built								
Total	100	100	100	100	100	100	100	100
4/1/80 or later	17	17	16	12	16	10	12	31
1975 to 3/31/80	11	11	11	9	8	12	9	15
1970 to 1974	10	12	13	10	8	10	6	10
1960 to 1969	10	13	13	10	11	7	12	5
1950 to 1959	11	10	11	12	8	10	15	10
1940 to 1949	12	12	11	14	16	12	15	8
1939 or earlier	29	26	25	33	32	39	32	23

- Represents zero.

Table 15. **Vacant For-Rent Units, Number of Units in Structure by Selected Characteristics, for the United States, Inside MSA's and Outside MSA's: 1989**

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	1 unit	2 to 4 units	5 to 9 units	10 units or more
UNITED STATES					
Vacant for-rent units, percent of total	100	16	24	19	41
Duration of Vacancy					
Total	100	100	100	100	100
Less than 1 month	30	30	29	29	31
1 to 2 months	18	17	16	19	19
2 to 4 months	19	17	20	19	19
4 to 6 months	10	10	10	11	9
6 to 12 months	10	11	10	12	9
1 to 2 years	8	9	9	7	7
2 years or more	5	5	5	4	6
Plumbing Facilities					
Total	100	100	100	100	100
With all facilities	99	98	100	99	100
Lacking facilities	1	2	-	1	-
Year Structure Built					
Total	100	100	100	100	100
4/1/80 or later	20	8	10	30	26
1975 to 3/31/80	10	6	7	11	12
1970 to 1974	14	7	10	14	19
1960 to 1969	14	9	12	14	17
1950 to 1959	10	19	11	7	7
1940 to 1949	9	20	13	6	4
1939 or earlier	23	31	38	18	14
Monthly Rent					
Total	100	100	100	100	100
Less than $100	2	5	1	1	1
$100 to $124	2	5	2	1	1
$125 to $149	2	4	2	1	1
$150 to $174	3	6	4	3	1
$175 to $199	4	5	5	3	3
$200 to $249	11	13	14	10	9
$250 to $299	13	12	15	17	11
$300 to $349	12	9	12	14	12
$350 to $399	10	7	9	11	10
$400 to $499	15	10	14	17	16
$500 to $749	18	16	16	18	20
$750 or more	9	10	6	5	14
Median rent (dollars)	358	306	334	351	399
INSIDE MSA's					
Vacant for-rent units, percent of total	100	13	24	19	44
Duration of Vacancy					
Total	100	100	100	100	100
Less than 1 month	30	33	29	29	31
1 to 2 months	19	19	16	19	19
2 to 4 months	20	17	20	20	20
4 to 6 months	10	11	10	11	10
6 to 12 months	10	11	10	12	9
1 to 2 years	8	7	10	7	7
2 years or more	3	2	5	2	4
Plumbing Facilities					
Total	100	100	100	100	100
With all facilities	100	99	100	100	99
Lacking facilities	-	1	-	-	1
Year Structure Built					
Total	100	100	100	100	100
4/1/80 or later	21	10	10	29	26
1975 to 3/31/80	9	6	6	11	12

Table 15. **Vacant For-Rent Units, Number of Units in Structure by Selected Characteristics, for the United States, Inside MSA's and Outside MSA's: 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	1 unit	2 to 4 units	5 to 9 units	10 units or more
1970 to 1974	14	8	10	14	19
1960 to 1969	15	10	11	16	18
1950 to 1959	10	18	11	8	8
1940 to 1949	9	20	13	6	6
1939 or earlier	22	28	39	17	11
Monthly Rent					
Total	100	100	100	100	100
Less than $100	1	1	1	1	1
$100 to $124	1	2	1	-	1
$125 to $149	1	2	1	1	1
$150 to $174	2	3	3	1	1
$175 to $199	3	3	4	2	2
$200 to $249	9	10	11	8	9
$250 to $299	13	12	13	16	12
$300 to $349	13	9	13	14	12
$350 to $399	11	9	13	12	11
$400 to $499	16	13	16	19	17
$500 to $749	20	22	18	20	21
$750 or more	10	13	6	5	10
Median rent (dollars)	381	387	365	373	403
OUTSIDE MSA's					
Vacant for-rent units, percent of total	100	33	27	15	24
Duration of Vacancy					
Total	100	100	100	100	100
Less than 1 month	28	27	30	27	27
1 to 2 months	13	13	14	13	15
2 to 4 months	17	18	20	13	14
4 to 6 months	9	10	11	10	6
6 to 12 months	10	12	10	8	7
1 to 2 years	8	10	7	10	5
2 years or more	15	10	9	21	25
Plumbing Facilities					
Total	100	100	100	100	100
With all facilities	98	95	99	98	100
Lacking facilities	2	5	1	2	-
Year Structure Built					
Total	100	100	100	100	100
4/1/80 or later	17	5	11	37	27
1975 to 3/31/80	11	4	10	13	20
1970 to 1974	10	4	7	13	18
1960 to 1969	10	8	14	5	13
1950 to 1959	11	20	11	2	3
1940 to 1949	12	20	14	6	4
1939 or earlier	29	39	34	24	14
Monthly Rent					
Total	100	100	100	100	100
Less than $100	5	11	4	2	2
$100 to $124	6	11	6	5	3
$125 to $149	6	8	5	5	3
$150 to $174	9	11	9	14	7
$175 to $199	8	9	8	9	5
$200 to $249	19	19	27	17	12
$250 to $299	13	10	16	19	11
$300 to $349	10	9	9	16	10
$350 to $399	4	4	3	2	3
$400 to $499	6	4	6	6	6
$500 to $749	5	3	5	3	7
$750 or more	8	2	1	3	24
Median rent (dollars)	237	201	231	248	354

- Represents zero.

Table 16. **Vacant For-Rent Units, Plumbing Facilities by Selected Characteristitics: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic	Total	With all plumbing facilities	Lacking facilities
Vacant for-rent units, percent of total			
ROOMS IN UNIT			
Total	100	100	100
1 and 2 rooms	13	13	37
3 rooms	29	29	16
4 rooms	36	36	26
5 rooms or more	23	23	21
HOUSING UNITS IN STRUCTURE			
Total	100	100	100
1 unit	16	16	45
2 units	11	11	10
3 and 4 units	13	13	5
5 to 9 units	19	19	15
10 units or more	41	41	25
YEAR STRUCTURE BUILT			
Total	100	100	100
4/1/80 or later	20	20	10
1975 to 3/31/80	10	10	5
1970 to 1974	14	14	10
1960 to 1969	14	14	5
1950 to 1959	10	10	10
1940 to 1949	9	9	15
1939 or earlier	23	23	45
MONTHLY RENT			
Total	100	100	100
Less than $100	2	1	29
$100 to $124	2	2	14
$125 to $149	2	2	-
$150 to $174	3	3	5
$175 to $199	4	4	5
$200 to $249	11	11	14
$250 to $299	13	13	14
$300 to $349	12	12	5
$350 to $399	10	10	-
$400 to $499	15	15	5
$500 to $749	18	18	10
$750 or more	9	9	-
Median rent (dollars)	358	360	174

- Represents zero.

Table 17. **Vacant For-Sale-Only Units, Sales Price Asked by Selected Characteristics: 1989**

(Percent distribution may not add to 100 due to rounding.)

Characteristic	Total	Less than $10,000	$10,000 to $29,999	$30,000 to $49,999	$50,000 to $99,999	$100,000 to $199,999	$200,000 or more
Specified vacant for-sale-only units, percent of total[1]	100	3	17	21	30	18	10
ROOMS IN UNIT							
Total	100	100	100	100	100	100	100
4 rooms or less	16	37	27	22	13	5	6
5 rooms	29	37	38	42	32	15	7
6 rooms	24	21	21	21	29	25	17
7 rooms or more	31	5	14	15	26	54	70
PLUMBING FACILITIES							
Total	100	100	100	100	100	100	100
With all facilities	99	89	97	99	100	100	100
Lacking facilities	1	11	3	1	-	-	-
YEAR STRUCTURE BUILT							
Total	100	100	100	100	100	100	100
4/1/80 or later	24	5	4	14	28	39	45
1975 to 3/31/80	10	-	3	8	15	12	6
1970 to 1974	7	5	2	8	10	8	6
1960 to 1969	13	-	8	17	16	11	15
1950 to 1959	13	10	17	17	11	12	9
1940 to 1949	11	10	19	14	8	7	5
1939 or earlier	22	70	48	23	11	12	14
PREVIOUS OCCUPANCY							
Total	100	100	100	100	100	100	100
Not previously occupied	11	5	1	4	10	22	26
Previously occupied	89	95	99	96	90	78	74

- Represents zero.

[1]Limited to one-family homes on less than 10 acres and no business on property; see text for description.

Table 18. **Vacant For-Sale-Only Units, Year Structure Built by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**

(Percent distribution may not add to 100 due to rounding.)

Area and characteristic	Total	4/1/80 or later	1975 to 3/31/80	1970 to 1974	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
UNITED STATES								
Vacant for-sale-only units, percent of total	100	28	9	8	12	11	10	23
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
4 rooms or less	30	30	20	31	29	28	33	32
5 rooms	27	27	28	23	26	32	29	25
6 rooms	19	16	21	17	22	24	22	20
7 rooms or more	24	26	31	29	23	16	16	22
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
1 bedroom or none	13	9	6	15	18	11	16	19
2 bedrooms	33	37	28	24	23	22	38	37
3 bedrooms	38	35	48	41	45	47	38	30
4 bedrooms or more	15	18	18	20	14	10	7	14
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	74	62	84	76	78	87	82	74
2 units	5	5	2	3	2	2	7	9
3 units or more	21	34	14	22	20	11	11	16
Duration of Vacancy								
Total	100	100	100	100	100	100	100	100
Less than 1 month	9	11	14	11	8	9	7	6
1 to 2 months	11	13	14	12	11	9	9	8
2 to 4 months	17	20	18	19	17	16	15	12
4 to 6 months	14	16	10	16	17	18	13	9
6 to 12 months	20	19	23	20	17	21	23	20
1 to 2 years	17	16	14	16	18	14	16	21
2 years or more	13	6	7	7	12	12	17	24
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	99	100	100	99	99	99	97	98
Lacking facilities	1	-	-	1	1	1	3	2
INSIDE MSA'S								
Vacant for-sale-only units, percent of total	100	31	8	8	13	11	9	20
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
4 rooms or less	29	28	21	34	34	27	32	30
5 rooms	26	28	23	19	19	30	28	26
6 rooms	20	15	20	19	20	27	22	23
7 rooms or more	25	29	36	28	27	16	18	22
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
1 bedroom or none	14	9	7	17	22	12	18	19
2 bedrooms	30	35	27	24	19	28	34	34
3 bedrooms	39	37	45	36	41	48	42	34
4 bedrooms or more	16	20	22	24	17	12	6	13
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	71	59	80	69	72	84	79	72
2 units	5	4	3	3	2	1	6	10
3 units or more	25	36	17	27	26	14	15	19

Table 18. **Vacant For-Sale-Only Units, Year Structure Built by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**—Continued

(Percent distribution may not add to 100 due to rounding.)

Area and characteristic	Total	4/1/80 or later	1975 to 3/31/80	1970 to 1974	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Duration of Vacancy								
Total	100	100	100	100	100	100	100	100
Less than 1 month	9	10	13	10	8	10	7	6
1 to 2 months	11	13	13	14	11	11	9	9
2 to 4 months	17	20	18	19	17	17	16	13
4 to 6 months	15	16	13	16	17	19	12	10
6 to 12 months	21	20	21	21	16	23	25	23
1 to 2 years	17	16	18	16	18	13	15	21
2 years or more	9	6	3	5	12	7	15	17
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	99	100	100	100	99	100	99	99
Lacking facilities	1	-	-	-	1	-	1	1
OUTSIDE MSA'S								
Vacant for-sale-only units, percent of total	100	17	11	7	11	10	11	34
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
4 rooms or less	33	44	19	20	12	32	33	38
5 rooms	32	24	38	40	48	36	33	25
6 rooms	18	17	23	7	28	16	19	15
7 rooms or more	18	15	19	33	12	16	15	21
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
1 bedroom or none	11	10	-	7	-	8	12	19
2 bedrooms	41	50	28	27	37	44	50	43
3 bedrooms	36	29	60	60	56	44	31	23
4 bedrooms or more	11	12	12	7	7	4	8	14
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	85	72	96	94	96	96	88	79
2 units	6	7	-	6	-	4	12	9
3 units or more	9	21	4	-	4	-	-	12
Duration of Vacancy								
Total	100	100	100	100	100	100	100	100
Less than 1 month	9	14	15	13	13	8	4	6
1 to 2 months	8	10	15	6	8	8	7	6
2 to 4 months	14	19	19	19	17	12	15	10
4 to 6 months	12	14	4	13	17	12	15	8
6 to 12 months	17	17	26	19	21	12	13	14
1 to 2 years	17	14	7	19	17	20	19	19
2 years or more	23	12	15	13	8	28	22	36
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	97	100	100	100	100	96	92	96
Lacking facilities	3	-	-	-	-	4	8	4

- Represents zero.

Table 19. **Vacant For-Sale-Only Units, Duration of Vacancy at Time of Interview by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	Less than 1 month	1 to 2 months	2 to 4 months	4 to 6 months	6 to 12 months	1 to 2 years	2 years or more
UNITED STATES								
Vacant for-sale-only units, percent of total	100	9	11	17	14	20	17	13
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
4 rooms or less	30	25	24	24	27	29	35	47
5 rooms	27	26	25	26	27	28	31	26
6 rooms	19	20	23	20	22	20	21	11
7 rooms or more	24	29	29	29	23	23	13	16
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
1 bedroom or none	13	8	6	10	11	11	15	29
2 bedrooms	33	33	22	30	34	34	34	37
3 bedrooms	38	38	60	41	41	40	39	28
4 bedrooms or more	15	21	12	18	14	15	11	7
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	74	78	75	77	75	75	71	71
2 units	5	6	5	5	5	6	4	5
3 units or more	21	17	20	18	20	19	25	25
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	99	100	100	100	100	99	98	95
Lacking facilities	1	-	-	-	-	1	2	5
Previous Occupancy								
Total	100	100	100	100	100	100	100	100
Not previously occupied	14	12	16	15	15	12	15	12
Previously occupied	86	88	84	85	85	88	85	88
Year Structure Built								
Total	100	100	100	100	100	100	100	100
4/1/80 or later	28	32	34	34	32	26	26	13
1975 to 3/31/80	9	13	11	10	7	7	7	5
1970 to 1974	8	9	8	9	9	7	7	4
1960 to 1969	12	11	12	12	15	13	13	11
1950 to 1959	11	11	9	10	14	9	9	10
1940 to 1949	10	8	8	9	9	9	9	13
1939 or earlier	23	16	17	17	15	29	29	44
INSIDE MSA'S								
Vacant for-sale-only units, percent of total	100	9	11	17	15	21	17	9
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
4 rooms or less	29	24	20	22	27	29	35	47
5 rooms	26	24	24	25	25	26	28	26
6 rooms	20	21	24	21	24	19	20	10
7 rooms or more	25	31	31	32	24	26	17	17
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
1 bedroom or none	14	9	10	10	11	12	17	33
2 bedrooms	30	29	29	27	32	31	35	31
3 bedrooms	39	38	38	43	42	40	39	29
4 bedrooms or more	16	24	22	20	15	17	10	7
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	71	73	72	74	71	72	65	65

Table 19. **Vacant For-Sale-Only Units, Duration of Vacancy at Time of Interview by Selected Characteristics for the United States, Inside MSA's and Outside MSA's: 1989**—Continued

(Percent distribution may not add to 100 due to rounding)

Area and characteristic	Total	Less than 1 month	1 to 2 months	2 to 4 months	4 to 6 months	6 to 12 months	1 to 2 years	2 years or more
2 units	5	6	5	5	5	5	3	6
3 units or more	25	21	23	22	24	23	32	30
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	99	100	100	100	100	99	99	97
Lacking facilities	1	-	-	-	-	1	1	3
Previous Occupancy								
Total	100	100	100	100	100	100	100	100
Not previously occupied	15	12	16	16	17	14	17	13
Previously occupied	85	88	84	84	83	86	83	87
Year Structure Built								
Total	100	100	100	100	100	100	100	100
4/1/80 or later	31	35	36	36	34	30	29	19
1975 to 3/31/80	8	12	9	9	7	8	9	3
1970 to 1974	8	9	9	9	8	8	7	4
1960 to 1969	13	11	12	12	15	10	13	16
1950 to 1959	11	12	11	11	15	12	9	9
1940 to 1949	9	8	7	9	7	11	8	14
1939 or earlier	20	14	15	15	14	21	25	36
OUTSIDE MSA'S								
Vacant for-sale-only units, percent of total	100	9	8	14	12	17	17	23
Rooms in Unit								
Total	100	100	100	100	100	100	100	100
4 rooms or less	33	29	24	27	29	30	24	47
5 rooms	32	33	29	33	36	35	32	27
6 rooms	18	19	24	18	14	21	20	13
7 rooms or more	18	19	24	21	21	14	24	13
Bedrooms in Unit								
Total	100	100	100	100	100	100	100	100
1 bedroom or none	11	4	4	3	11	5	9	23
2 bedrooms	41	43	43	45	44	49	39	43
3 bedrooms	36	39	39	39	33	40	39	27
4 bedrooms or more	11	13	13	12	11	7	14	7
Housing Units in Structure								
Total	100	100	100	100	100	100	100	100
1 unit	85	91	90	88	86	86	90	77
2 units	6	5	5	6	11	10	5	4
3 units or more	9	5	5	6	4	5	5	20
Plumbing Facilities								
Total	100	100	100	100	100	100	100	100
With all facilities	97	100	100	100	100	98	95	95
Lacking facilities	3	-	-	-	-	2	5	6
Previous Occupancy								
Total	100	100	100	100	100	100	100	100
Not previously occupied	9	14	10	6	11	7	7	11
Previously occupied	91	86	90	94	89	93	93	89
Year Structure Built								
Total	100	100	100	100	100	100	100	100
4/1/80 or later	17	26	20	23	22	17	15	9
1975 to 3/31/80	11	17	20	14	4	17	5	7
1970 to 1974	7	9	5	5	7	7	7	4
1960 to 1969	11	13	10	11	15	12	10	4
1950 to 1959	10	9	10	9	11	7	12	13
1940 to 1949	11	4	10	11	15	12	12	11
1939 or earlier	34	22	25	23	26	29	39	54

-Represents zero.

Table 20. **Vacant For-Sale-Only Units, Plumbing Facilities by Selected Characteristics: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic	Total	With all plumbing facilities	Lacking facilities
Vacant for-sale-only units, percent of total	100	99	1
ROOMS IN UNIT			
Total	100	100	100
4 rooms or less	30	30	50
5 rooms	27	27	25
6 rooms	19	19	17
7 rooms or more	24	24	8
Median number of rooms	5.2	5.2	4.5
HOUSING UNITS IN STRUCTURE			
Total	100	100	100
1 unit	74	74	92
2 units	5	5	-
3 units or more	21	21	8
YEAR STRUCTURE BUILT			
Total	100	100	100
4/1/80 or later	28	28	8
1975 to 3/31/80	9	9	-
1970 to 1974	8	8	8
1960 to 1969	12	12	8
1950 to 1959	11	11	8
1940 to 1949	10	9	25
1939 or earlier	23	23	42
SALES PRICE[1]			
Total	100	100	100
Less than $10,000	3	3	33
$10,000 to $29,999	17	17	50
$30,000 to $49,999	21	21	17
$50,000 to $74,999	18	18	-
$75,000 to $99,999	13	13	-
$100,000 to $199,000	18	18	-
$200,000 to $299,999	6	6	-
$300,000 or more	4	4	-
Median sales price (dollars)	59,800	59,800	12,500

- Represents zero.

[1] Limited to one-family homes on less than 10 acres and no business on property.

Table 21. **Vacant For-Sale-Only Units, Number of Rooms by Selected Characteristics: 1989**

(Percent distribution may not add to 100 due to rounding)

Characteristic	Total	4 or less	5 rooms	6 rooms	7 rooms or more
Vacant for-sale-only units, percent of total	100	30	27	19	24
DURATION OF VACANCY					
Total	100	100	100	100	100
Less than 1 month	9	9	7	9	9
1 to 2 months	11	11	8	10	13
2 to 4 months	17	17	13	16	17
4 to 6 months	14	14	13	14	16
6 to 12 months	20	20	19	21	20
1 to 2 years	17	17	19	18	17
2 years or more	13	13	20	12	7
PLUMBING FACILITIES					
Total	100	100	100	100	100
With all facilities	99	98	99	99	100
Lacking facilities	1	2	1	1	-
YEAR STRUCTURE BUILT					
Total	100	100	100	100	100
4/1/80 or later	28	29	29	23	31
1975 to 3/31/80	9	6	9	9	11
1970 to 1974	8	8	6	7	9
1960 to 1969	12	12	12	13	12
1950 to 1959	11	10	13	13	7
1940 to 1949	10	11	10	10	6
1939 or earlier	23	25	21	24	22
SALES PRICE[1]					
Total	100	100	100	100	100
Less than $10,000	3	3	7	4	3
$10,000 to $29,999	15	17	28	21	15
$30,000 to $49,999	19	21	30	30	19
$50,000 to $74,999	19	18	18	22	19
$75,000 to $99,999	17	13	7	11	17
$100,000 to $199,000	19	18	6	9	19
$200,000 to $299,999	6	6	3	2	6
$300,000 or more	2	4	1	1	2
Median sales price (dollars)	59,500	40,400	45,400	65,800	113,700

[1] Limited to one-family homes on less than 10 acres and no business on property.

Table 22. **Annual Rental and Homeowner Vacancy Rates for the 25 Largest SMSA's: 1981 to 1985**

MSA	1981		1982		1983		1984		1985	
	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate
RENTAL VACANCY RATES										
New York, NY	2.2	0.2	2.7	0.2	2.9	0.2	2.2	0.2	2.6	0.2
Los Angeles-Long Beach, CA	3.1	0.3	3.7	0.3	3.2	0.3	3.4	0.3	3.7	0.3
Chicago, IL	4.3	0.4	4.6	0.4	5.4	0.4	5.4	0.4	6.5	0.5
Philadelphia, PA-NJ	4.7	0.6	5.1	0.6	5.3	0.6	5.6	0.7	4.0	0.6
Detroit, MI	5.6	0.7	4.4	0.7	4.9	0.7	5.2	0.7	5.4	0.7
San Francisco-Oakland, CA	4.9	0.5	3.9	0.5	4.1	0.5	4.7	0.5	3.1	0.4
Washington, DC-MD-VA	3.7	0.6	3.6	0.6	3.1	0.5	3.4	0.5	3.3	0.5
Houston, TX	6.4	0.8	7.6	0.8	13.9	1.0	15.4	1.1	18.1	1.0
Nassau-Suffolk, NY	3.2	0.9	2.2	0.7	0.8	0.4	1.7	0.6	2.8	0.8
Boston, MA	6.6	0.7	6.5	0.7	5.0	0.6	4.9	0.6	3.8	0.6
St. Louis, MO-IL	3.3	0.7	4.3	0.8	3.7	0.7	4.7	0.8	5.2	0.8
Pittsburgh, PA	4.5	0.8	5.2	1.0	7.9	1.1	7.1	1.0	7.7	1.1
Baltimore, MD	5.9	0.9	5.6	0.9	4.9	0.8	7.0	1.0	5.2	0.8
Dallas, TX	5.4	0.8	4.7	0.7	9.0	0.9	7.7	0.8	13.9	1.1
Anaheim-Santa Ana-Garden Grove	2.8	0.7	2.9	0.6	2.7	0.6	2.5	0.6	2.9	0.6
Minneapolis-St. Paul, MN	3.3	0.7	4.2	0.8	4.4	0.8	2.6	0.7	3.0	0.7
Cleveland, OH	4.7	0.8	6.1	1.0	6.6	1.0	6.7	1.0	4.8	0.9
San Diego, CA	4.0	0.7	4.2	0.7	5.3	0.8	2.8	0.6	4.4	0.7
Newark, NJ	3.4	0.8	2.1	0.6	1.7	0.5	3.3	0.7	5.0	0.9
Atlanta, GA	7.8	1.1	8.0	1.0	7.4	1.0	5.9	0.9	6.4	0.9
Miami, FL	6.5	0.9	9.5	1.0	9.3	1.0	8.2	0.9	9.2	1.0
Seattle-Everett, WA	6.5	1.1	6.5	1.1	4.3	0.9	4.1	0.8	4.7	0.9
Denver, CO	4.5	0.9	4.0	0.9	5.9	1.0	8.3	1.1	7.2	1.0
San Bernardino-Riverside-Ontario, CA	6.0	1.2	7.0	1.2	5.6	1.1	4.4	1.0	8.6	1.3
Phoenix, AZ	12.1	1.4	8.4	1.1	8.4	1.1	10.4	1.2	11.7	1.3
HOMEOWNER VACANCY RATES										
New York, NY	0.8	0.2	0.9	0.2	1.1	0.2	1.6	0.2	1.3	0.2
Los Angeles-Long Beach, CA	1.2	0.2	1.4	0.2	1.9	0.2	1.7	0.2	1.9	0.2
Chicago, IL	1.0	0.1	1.4	0.2	1.0	0.2	1.0	0.2	1.3	0.2
Philadelphia, PA-NJ	1.0	0.2	1.1	0.2	0.8	0.2	0.7	0.1	1.9	0.2
Detroit, MI	1.0	0.2	1.0	0.2	1.2	0.2	1.0	0.2	1.0	0.2
San Francisco-Oakland, CA	1.7	0.3	2.0	0.3	1.8	0.3	2.1	0.3	1.2	0.3
Washington, DC-MD-VA	2.0	0.3	2.0	0.3	1.8	0.3	1.5	0.3	1.2	0.2
Houston, TX	2.2	0.4	4.1	0.4	3.4	0.4	5.4	0.5	3.6	0.4
Nassau-Suffolk, NY	0.5	0.2	0.7	0.2	0.3	0.1	0.4	0.1	0.2	0.1
Boston, MA	2.2	0.4	1.2	0.3	1.0	0.2	0.7	0.2	0.5	0.2
St. Louis, MO-IL	0.8	0.2	1.5	0.3	1.5	0.3	1.8	0.3	1.0	0.3
Pittsburgh, PA	1.2	0.3	1.2	0.3	1.3	0.3	1.3	0.3	2.7	0.4
Baltimore, MD	0.7	0.2	0.5	0.2	0.6	0.2	0.5	0.2	0.8	0.2
Dallas, TX	2.2	0.4	1.4	0.3	2.0	0.4	2.2	0.4	1.6	0.4
Anaheim-Santa Ana-Garden Grove	1.8	0.3	1.8	0.3	2.7	0.4	2.3	0.4	2.9	0.5
Minneapolis-St. Paul, MN	0.6	0.2	0.7	0.2	1.2	0.3	0.9	0.3	0.3	0.2
Cleveland, OH	0.9	0.3	1.2	0.3	1.4	0.3	1.3	0.3	1.2	0.3
San Diego, CA	2.3	0.4	1.7	0.4	1.7	0.4	2.1	0.4	2.1	0.4
Newark, NJ	0.8	0.3	0.3	0.2	0.4	0.2	0.3	0.2	0.3	0.2
Atlanta, GA	2.0	0.4	1.2	0.3	2.3	0.5	2.0	0.4	2.6	0.5
Miami, FL	3.4	0.6	2.0	0.4	3.7	0.6	2.1	0.5	2.0	0.5
Seattle-Everett, WA	1.3	0.3	2.1	0.4	2.3	0.4	1.8	0.4	2.8	0.5
Denver, CO	2.1	0.4	1.0	0.3	1.1	0.3	2.4	0.4	1.9	0.4
San Bernardino-Riverside-Ontario, CA	3.4	0.6	2.4	0.5	2.3	0.5	3.1	0.5	2.2	0.4
Phoenix, AZ	3.5	0.6	3.7	0.6	2.7	0.5	2.8	0.5	2.2	0.4

Table 23. **Annual Rental and Homeowner Vacancy Rates for the 26 Largest MSA's: 1986 to 1989**

MSA	1986		1987		1988		1989	
	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate	Vacancy rate	Standard error on rate
RENTAL VACANCY RATES								
New York, NY*	2.5	0.3	2.4	0.3	2.8	0.3	3.3	0.3
Los Angeles-Long Beach, CA*	3.5	0.3	4.4	0.4	5.5	0.4	5.8	0.4
Chicago, IL*	6.8	0.5	6.1	0.5	6.8	0.5	6.4	0.5
Philadelphia, PA-NJ*	4.5	0.5	4.6	0.5	6.3	0.6	7.1	0.6
Detroit, MI**	5.0	0.5	7.6	0.6	8.5	0.6	7.5	0.6
San Francisco, CA**[1]	4.6	1.0	4.9	1.1	3.5	0.9	2.8	0.8
Oakland, CA[1]	5.9	1.1	5.5	1.0	7.8	1.2	7.2	1.2
Washington, DC-MD-VA**	3.7	0.4	4.8	0.5	4.6	0.5	5.8	0.5
Houston, TX*	18.0	1.3	18.3	1.3	14.4	1.2	12.3	1.1
Nassau-Suffolk, NY†	3.9	0.6	6.3	0.8	7.4	0.9	6.9	0.8
Boston, MA**	4.3	0.5	4.0	0.5	4.1	0.5	4.2	0.5
St. Louis, MO-IL*	6.6	1.1	6.9	1.1	7.6	1.1	8.9	1.2
Pittsburgh, PA**	10.1	1.1	9.3	1.0	9.3	1.0	8.3	1.0
Baltimore, MD**	6.7	0.9	8.3	1.0	5.4	0.8	4.9	0.8
Dallas, TX**	17.2	1.4	16.2	1.4	17.9	1.5	14.4	1.3
Anaheim-Santa Ana, CA*[2]	2.5	0.7	3.8	0.9	7.3	1.2	6.5	1.1
Minneapolis-St. Paul, MN*	3.9	0.8	5.3	0.9	6.5	1.0	6.3	1.0
Cleveland, OH†	5.3	0.8	5.3	0.8	5.4	0.8	6.4	0.9
San Diego, CA*	5.4	1.0	6.2	1.1	8.5	1.3	6.6	1.1
Newark, NJ**	4.3	0.6	4.6	0.7	4.3	0.6	4.9	0.7
Atlanta, GA**	6.3	1.1	6.4	1.1	9.7	1.3	12.5	1.4
Miami-Hialeah, FL*[3]	8.5	1.0	8.9	1.1	9.3	1.1	4.7	0.8
Seattle, WA**	3.1	0.8	4.7	1.0	4.1	0.9	5.7	1.1
Denver, CO**	8.4	1.2	11.0	1.3	12.3	1.4	12.9	1.4
San Bernardino-Riverside, CA*[5]	7.5	1.2	7.9	1.3	10.1	1.4	10.3	1.4
Phoenix, AZ*	13.2	1.4	13.8	1.4	12.3	1.3	11.6	1.3
HOMEOWNER VACANCY RATES								
New York, NY*	2.1	0.2	2.2	0.2	3.0	0.2	3.0	0.2
Los Angeles-Long Beach, CA*	1.0	0.1	0.7	0.1	0.9	0.1	0.9	0.1
Chicago, IL*	0.7	0.1	0.8	0.1	1.0	0.2	1.2	0.2
Philadelphia, PA-NJ*	1.5	0.2	1.4	0.2	1.6	0.2	1.2	0.2
Detroit, MI**	0.5	0.1	0.8	0.2	0.8	0.2	1.0	0.2
San Francisco, CA**[1]	1.2	0.4	0.5	0.3	0.4	0.2	0.9	0.4
Oakland, CA[1]	1.1	0.4	1.0	0.4	0.5	0.2	0.7	0.3
Washington, DC-MD-VA**	1.0	0.2	0.6	0.1	0.7	0.1	1.1	0.2
Houston, TX*	3.7	0.5	3.4	0.5	2.3	0.4	2.4	0.4
Nassau-Suffolk, NY†	0.5	0.2	0.4	0.2	0.9	0.2	0.9	0.2
Boston, MA**	0.7	0.2	1.2	0.2	0.8	0.2	1.0	0.2
St. Louis, MO-IL*	0.8	0.3	1.5	0.4	2.6	0.5	2.5	0.5
Pittsburgh, PA**	1.8	0.4	1.5	0.3	2.4	0.4	1.6	0.3
Baltimore, MD**	0.7	0.2	1.3	0.3	0.6	0.2	0.5	0.3
Dallas, TX**	2.1	0.4	3.7	0.6	3.9	0.6	3.9	0.6
Anaheim-Santa Ana, CA*[2]	0.8	0.3	1.0	0.3	0.4	0.2	0.5	0.2
Minneapolis-St. Paul, MN*	0.9	0.3	0.7	0.3	0.6	0.2	0.6	0.2
Cleveland, OH†	1.3	0.3	0.9	0.3	1.0	0.3	0.4	0.2
San Diego, CA*	1.3	0.4	1.7	0.5	0.7	0.3	1.2	0.4
Newark, NJ**	0.8	0.2	0.8	0.2	1.2	0.3	1.1	0.3
Atlanta, GA**	1.7	0.4	1.6	0.4	2.7	0.5	2.2	0.5
Miami-Hialeah, FL*[3]	3.3	0.5	3.0	0.5	1.3	0.3	2.4	0.4
Seattle, WA**[4]	1.1	0.4	1.0	0.4	1.0	0.4	0.8	0.3
Denver, CO**	2.4	0.5	2.7	0.5	2.0	0.5	3.7	0.6
San Bernardino-Riverside, CA*[5]	1.1	0.4	1.3	0.4	3.0	0.6	1.5	0.4
Phoenix, AZ*	2.2	0.5	4.6	0.7	2.7	0.5	2.8	0.5

*Boundaries did not change in 1986 as a result of the 1980 Decennial Census of Population and Housing; but one or more central city/cities were added.

**Boundaries changed in 1986 as a result of the 1980 Decennial Census of Population and Housing; one or more county/counties were added or deleted.

†Represents no boundary changes and/or central city/cities or county/counties added or deleted in 1986.

[1] Formerly part of the San Francisco-Oakland, CA SMSA.

[2] Formerly titled the Anaheim-Santa Ana-Garden Grove, CA SMSA.

[3] Formerly titled the Miami, FL SMSA.

[4] Formerly titled Seattle-Everett, WA SMSA.

[5] Formerly titled the Riverside-San Bernardino-Ontario, CA SMSA.